

# Mojacar

## Apartment / Apartamento

€125,000

Ref: B2210



2



1



70 m<sup>2</sup>



47 m<sup>2</sup>



✓



✓



✓



Consumption  
G - 179kW

Emissions  
E - 31kg

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## **Property Purchase Expenses**

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €125,000 (£107,604) |
| Transfer tax 7% .....           | €8,750 (£7,532)     |
| Notary fees (approx) .....      | €750 (£646)         |
| Land registry fees (approx) ... | €750 (£646)         |
| Legal fees (approx) .....       | €1,500 (£1,291)     |

## **Fees and Taxes**

|                        |                   |
|------------------------|-------------------|
| Communal fees .....    | €38.00 per month  |
| IBI property tax ..... | €173.17 per annum |
| Refuse fees .....      | €157.92 per annum |

## **Standard form of payment**

|   |                    |
|---|--------------------|
| Reservation deposit .....               | €3,000 (£2,582)    |
| Remainder of deposit to 10% .....       | €9,500 (£8,178)    |
| Final Payment of 90% on completion .... | €112,500 (£96,843) |

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

Introducing a cosy ground floor two bedroom one bathroom apartment, where convenience meets comfort. This charming property is located within a fully gated community just 200m from the beachfront of Mojacar Playa and offers a communal adult and children's swimming pool.

The apartment boasts a spacious living area and open plan kitchen which has been fully renovated with white cabinets and ample worktop surface.

With two comfortable bedrooms with built in storage cupboards and a renovated modern walk in shower room, this property makes a perfect rental investment, lock up and leave holiday home or permanent residence.

Leading from the lounge via sliding patio doors is the private terrace which is partially covered for shade, sunbathing area and views directly over the swimming pool.

Being located on the ground floor with ramp access throughout the community makes it ideal for all ages.

Walking distance, you will find a supermarket, bus stop, beach, several bars and restaurants.

If you would like more information about this property or to arrange a viewing, please call Spanish Property Choice on 0034 950 615 388

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible