

# Mojacar

Apartment / Apartamento

€298,240

Ref: B2232



3



2



184 m<sup>2</sup>



86 m<sup>2</sup>



✓



✓



1 min.



Consumption  
E - 132kW

Emissions  
E - 27kg

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Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€298,240 (£249,487)
Transfer tax 7% .....	€20,877 (£17,464)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,255)

## Fees and Taxes

Communal fees .....	€260.00 per month
IBI property tax .....	€386.64 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,510)
Remainder of deposit to 10% .....	€26,824 (£22,439)
Final Payment of 90% on completion ...	€268,416 (£224,538)

\* 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

This a rare opportunity to purchase a ground floor apartment, offering three bedrooms and two bathrooms, with a garage space on the popular community of "Urbanisation Sunshine"

This community is so close to everything that Mojacar has to offer, the playa, the Parque Commercial and all of the local amenities.

Access into the property, takes you to a hallway.

From here, you can access all rooms.

Firstly, you have a twin bedroom with views to the front of the property.

Continuing along the hallway, on your left hand side you have an archway, that takes you to the further two bedrooms and bathrooms.

On your left, a twin bedroom and directly opposite this, the main double bedroom, this enjoys an en-suite bathroom, again with a bathtub.

All of the bedrooms have fitted wardrobes.

The family bathroom is located between the two bedrooms. It offers a bathtub with overhead shower.

Returning to the hallway, you then reach the separate kitchen. This offer ample storage and a seating area. From here a glass door will take you to the utility space, where the boiler is located, with space for a washing machine and storage.

We then reach the lounge/dining space.

This is a light room with the capacity for the dining table and chairs, in addition to sofas, coffee table etc.

From here, you are led out to your large private terrace.

Here you will find the space for the outdoor seating areas, with views to the community pool and well maintained gardens and also the Mediterranean sea.

The property has air-conditioning fitted in all rooms and it is being sold fully furnished.

In addition there is a garage space, ideal for when Mojacar gets busy during the summer months and parking is scarce.

Contact us today on 0034 950 615 388 to arrange a viewing of this gem of a property.

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