

Mojacar

Duplex/Townhouse / Casa adosada

€190,000

Ref: B2253



2



1.5



121 m²



✓



✓



1 min.



✓



Consumption
E - 125kW

Emissions
D - 22kg

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Ref: B2253 — <https://www.spanishpropertychoice.com/B2253>

Property Purchase Expenses

Property price	€190,000 (£161,392)
Transfer tax 7%	€13,300 (£11,297)
Notary fees (approx)	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx)	€1,500 (£1,274)

Fees and Taxes

Communal fees	€64.30 per month
IBI property tax	€251.00 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,548)
Remainder of deposit to 10%	€16,000 (£13,591)
Final Payment of 90% on completion ...	€171,000 (£145,253)

* 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

A wonderful 2 bedroom, 1.5 bathroom townhouse is located just a short walk from the beachfront of Mojacar Playa as well as a good variety of bars, shops and restaurants.

The community offers a full size communal swimming pool and garage access to your very own private garage with internal access.

As you approach the property there is a set of communal stairs up to the front terrace, a sunny area with pull out shade to create an ideal eating space.

Internally the home consists of a good size living and dining room, a door leading from the lounge provides access directly to the garage where part of the under build is currently used as a third bedroom.

Continuing on the main level there is a modern WC with sink basin and wall mirror.

At the end of the passage is the spacious kitchen that comes with ample storage cabinets and worksurfaces, a back door leads down to a private rear patio with built in barbecue and seating.

On the upper floor of the home there is a family shower room and 2 bedrooms with built in wardrobes, the primary room having a front terrace which has been enclosed to create a further room which is ideal for a dressing room or additional storage.

The cherry on the cake with this townhouse is the private roof solarium, a fantastic space which boasts views of the surrounding mountains, Mojacar village and the Mediterranean sea.

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