

# Mojacar

## Duplex/Townhouse / Casa adosada

# €179,950

### Ref: B2266

## RESERVED



2



1.5



81 m<sup>2</sup>



✓



✓



2 min.



✓



Consumption  
G - 210kW

Emissions  
F - 36kg

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spanish  
property  
CHOICE

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Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

Ref: B2266 — <https://www.spanishpropertychoice.com/B2266>

## Property Purchase Expenses

Property price .....	€179,950 (£149,706)
Transfer tax 7% .....	€12,597 (£10,479)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Fees and Taxes

Communal fees .....	€67.00 per month
IBI property tax .....	€254.70 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€14,995 (£12,475)
Final Payment of 90% on completion ...	€161,955 (£134,735)

\* 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

\*\* RESERVED WITHIN 1 DAY OF PROMOTION \*\*

Spanish Property choice are delighted to offer you a unique and well presented two-bedroom duplex with multiple terraces and only 5 minutes' walk to the beach, restaurants, bars, shops etc. Located in the popular community of Las Brisas with attractive shared gardens and pool which boast lovely views of the coastline and mountain side.

A private off road parking bay directly in front of the main entrance of the property. You step into a bright hallway with the kitchen to the right and a downstairs w.c. to the left. The property has modern floor tiles and newly decorated throughout.

The fully fitted kitchen is bright and has a good range of wall and base units plus all appliances as shown.

Continue to the dining/living room which is spacious and can easily accommodate a dining table and chairs. The lounge area has a fireplace and can accommodate a large sofa plus extra furniture if required.

Two large patio doors open out to the large terrace, at one end can accommodate a table and chairs where you can enjoy the spectacular coastal and hillside views. The terrace has a retractable awning, nicely tiled and can accommodate additional patio furniture if required. A newly installed gate and a few steps lead across the community parking area then to the attractive communal gardens and swimming pool.

Back into the lounge as you head up the stairs to the first floor landing where you have two bedrooms and the main bathroom.

Both double bedrooms are bright with built in wardrobes and private terraces where you can sit back and enjoy those spectacular views.

The family bathroom is modern, fully fitted with a walk in shower and also fully tiled for easy maintenance.

This property has air conditioning units installed throughout and a dedicated parking bay is included with this property.

This is a must see lovely property, secure and ideal as a lock up and leave holiday home or a year round family home.

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

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