

# Mojacar

## Apartment / Apartamento

€237,000

Ref: B2303



2



2



94 m<sup>2</sup>



68 m<sup>2</sup>



✓



✓



2 min.



Consumption  
D - 66kW

Emissions  
D - 11kg



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## Property Purchase Expenses

Property price .....	€237,000 (£202,137)
Transfer tax 7% .....	€16,590 (£14,150)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,279)

## Fees and Taxes

Communal fees .....	€76.96 per month
IBI property tax .....	€331.43 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,559)
Remainder of deposit to 10% .....	€20,700 (£17,655)
Final Payment of 90% on completion ....	€213,300 (£181,924)

\* 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

**\*\*RECENTLY REDUCED\*\***

This is a fantastic opportunity to purchase a two-bedroom, two-bathroom apartment in the highly sought-after Spirit of Mojacar community, located at the southern end of Mojacar. The apartment is within easy reach of all local amenities, including shops, supermarkets, restaurants, and bars, and is just a short walk to the beach.

The gated community offers secure access and the added convenience of parking.

Situated on the fifth floor, the apartment is accessed via the ground level.

Upon entering, you are greeted by a hallway that leads to the various rooms.

To your immediate right, you'll find the galley kitchen. This spacious, bright area offers white goods and plenty of storage.

Adjacent to the kitchen is a useful utility room.

The spacious lounge and dining area is a bright and airy space, featuring ventilation and double-glass doors that lead out to a large private terrace measuring 25.70m<sup>2</sup>. From here, you can enjoy views of the mountains, community, and pool.

The apartment has two generously sized bedrooms. The master bedroom offers patio doors leading to the terrace and features fitted wardrobes.

The second bedroom is currently set up as a twin room.

Both bathrooms are fully tiled, with one offering a walk-in shower and the other a full bathtub with an overhead shower.

This property holds a tourist license, making it an ideal option for holiday rentals, should you choose to lease it out.

For more details or to arrange a viewing, please don't hesitate to contact us.