

Mojacar

Duplex/Townhouse / Casa adosada

€190,000

Ref: B2379



2



1.5



74 m²



✓



✓



2 min.



✓



Consumption
F - 208kW

Emissions
E - 37kg

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**spanish
property**
CHOICE

Property Purchase Expenses

Property price	€190,000 (£164,255)
Transfer tax 7%	€13,300 (£11,498)
Notary fees (approx)	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx)	€1,500 (£1,297)

Fees and Taxes

Communal fees	€100.00 per month
IBI property tax	€287.10 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,594)
Remainder of deposit to 10%	€16,000 (£13,832)
Final Payment of 90% on completion	€171,000 (£147,830)

* 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 delightful 2 bedroom, 1.5 bathroom townhouse is nestled in a small, traditional Spanish community, just a short stroll from the bars, restaurants, shops, and stunning beaches of Mojácar Playa.

Access the home through a welcoming front terrace, leading into a bright hallway.

To the right is a spacious kitchen, perfect for cooking and entertaining, while to the left, the staircase and downstairs toilet are easily accessible.

Straight ahead, a generous lounge/diner provides ample space for all your living and dining furniture, creating a warm and inviting atmosphere.

Leading from the lounge via glass patio doors is the spacious private terrace, with direct access from the street.

Both front and back terraces have newly fitted awnings which provide full shade.

Upstairs, the two well-sized bedrooms boast fitted wardrobes and private terraces with lovely views over the community and surrounding area. Each bedroom can comfortably accommodate either a double bed with side tables or a twin layout, making them highly versatile. The bedrooms share a well-appointed family bathroom.

Additional features include air-conditioning, ensuring comfort throughout the year.

This townhouse is a perfect blend of traditional Spanish charm and convenience, ideally located to enjoy everything Mojácar Playa has to offer.

Contact us to arrange a viewing.

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