

# Mojacar

## Apartment / Apartamento

€340,000

Ref: B2384



3



2



101 m<sup>2</sup>



92 m<sup>2</sup>



✓



✓



1 min.



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€340,000 (£293,930)
Transfer tax 7% .....	€23,800 (£20,575)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,297)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,594)
Remainder of deposit to 10% .....	€31,000 (£26,800)
Final Payment of 90% on completion ....	€306,000 (£264,537)

\* 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 modern 3 bedroom, 2 bathroom corner penthouse apartment is situated on the prestigious Macenas Resort, just south of Mojácar. The resort is one of the most sought after along the Mojácar coastline, with exciting future developments including a full 18 hole golf course and a 5-star hotel and spa. It already boasts several beautiful restaurants, a poolside bar, and a well-equipped gymnasium.

The community offers several swimming pools and private allocated parking. The property enjoys a corner position, with just a few steps leading up to a private entrance shaded by a sun awning.

Inside, the spacious apartment opens into an inviting hallway with the fully fitted kitchen immediately to the left. The kitchen features ample storage, vibrant worktops, modern appliances, and an opening through to the bright and airy lounge and dining area. Floor to ceiling sliding doors frame incredible views over the resort, the coast, and the Mediterranean Sea.

Off the lounge, the third bedroom offers flexibility as a guest bedroom, formal dining room, or home office. A cleverly concealed utility area is conveniently tucked behind wardrobe doors.

The second bedroom comes with fitted wardrobes, and a family shower room serves the property. At the end of the hallway, the primary bedroom features a dressing area and en-suite bathroom, with patio doors opening onto a private terrace which the perfect spot to enjoy picturesque views of the communal grounds and the sea beyond.

This penthouse offers a unique combination of modern comfort, flexible living space, and stunning front-line views, making it an exceptional opportunity on the Macenas Resort.

The apartment also comes with fully integrated air conditioning and heating throughout.

An added bonus with the location of this property is there is a pathway leading directly from the community to the beach.

Information regarding the IBI, community fees and basura charges, will be available shortly.

Contact us to arrange a viewing of this lovely property.

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