

Mojacar Apartment / Apartamento

€235,000

Ref: E189



3



2



121 m²



94 m²



✓



✓



3 min.



Consumption
Applied for

Emissions
Applied for

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CHOICE

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Property Purchase Expenses

Property price	€235,000 (£195,492)
Transfer tax 7%	€16,450 (£13,684)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€20,500 (£17,054)
Final Payment of 90% on completion ...	€211,500 (£175,943)

* 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

An ideal opportunity to acquire a new build property located in Mojacar.

There are now three, three bedroom, two-bathroom apartment with a garage and trastero, located on a community of 22 apartments. The remaining 10 are two- bedroom, two bathroom, see our reference E187 for details of these.

The apartments are located on both the ground and first floor and there are two floor plans available.

1.The start of the work has yet to be commenced as the constructor is working with the Town Hall regarding the licences

2.The beginning of the work will be scheduled, once 50% of the homes have been purchased. Payment method for clients will be the following:

2.1.-Reservation of €10,000 VAT included.

2.2.-Once 50% of the properties in reserve have been obtained, the promoter financing and start of work will be obtained; Therefore, the purchase-sale contract was signed with the reservist clients, with a delivery of 10% plus VAT.

2.3.-The purchase and sale contract will specify that the rest (20%) up to 30% plus VAT, will be made through direct debits in 4 instalments from the beginning of the work:

- The 1st at 6 months when the structure is finished.
- The 2nd at 10 months when the partition walls are finished.
- The 3rd at 15 months when the cover is finished.
- The 4th when the works are completed.

3.- The expected delivery date will be 24 months once the work has begun.

FOUNDATION AND STRUCTURE

- Foundation, retaining walls and reinforced concrete/mixed structure

calculated according to Seismic-Resistant Construction Standard (NCSE-02)