

# Mojacar

Apartment / Apartamento

€169,900

Ref: B2112



2



1



63 m<sup>2</sup>



58 m<sup>2</sup>



✓



✓



2 min.



Consumption  
G - 154kW

Emissions  
G - 39kg

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Ref: B2112 — <https://www.spanishpropertychoice.com/B2112>

## Property Purchase Expenses

Property price .....	€169,900 (£143,486)
Transfer tax 7% .....	€11,893 (£10,044)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,267)

## Fees and Taxes

Communal fees .....	€57.08 per month
IBI property tax .....	€275.97 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,534)
Remainder of deposit to 10% .....	€13,990 (£11,815)
Final Payment of 90% on completion ...	€152,910 (£129,137)

\* 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

\*\*\*REDUCED May 2024\*\*\*

A beautifully renovated 2 bedroom, 1 bathroom apartment located in the most sought after area of Mojacar Playa. Whilst situated on a very tranquil small community of just 10 properties, this pristine property is only 200 meters from the commercial centre, restaurants, supermarket, bus stop and medical centre etc.

The community has off road parking, gated entrances and a communal swimming pool with small garden.

Accessed up one flight of stairs is this top floor apartment, boasting modern finishes and ample space for a rental, holiday home or permanent residence.

Internally the current owners have renovated throughout with modern new doors, a concrete floor with marble print, brand new shower room, all new electrics and plumbing, integrated hot and cold air conditioning and additional built in storage.

The main entrance hallway is a bright and open space, immediately to the left is the fully fitted kitchen with sliding door that comes with new modern electric goods and additional floor to ceiling units.

An open archway looks through into the spacious living and dining room.

A small hallway leads off the lounge to the 2 capacious bedrooms both with a fantastic amount of wardrobe space, the front bedroom having patio doors directly on to the terrace.

The family shower room has been reformed to a very high standard with a large walk in shower, floating sink with wall mirror and new sanitary wear.

The main terrace is south east facing which is perfect for the afternoon shade but a private roof terrace offers all day sun and the ideal area for an outside kitchen, bbq and entertaining area.

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