

# Mojacar

## Duplex/Townhouse / Casa adosada

€240,000

Ref: B2157

**SOLD**



3



2



92 m<sup>2</sup>



✓



✓



1 min.



✓



Consumption  
G - 205kW

Emissions  
G - 52kg



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## Property Purchase Expenses

Property price .....	€240,000 (£204,883)
Transfer tax 7% .....	€16,800 (£14,342)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,281)

## Fees and Taxes

Communal fees .....	€73.05 per month
IBI property tax .....	€284.98 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,561)
Remainder of deposit to 10% .....	€21,000 (£17,927)
Final Payment of 90% on completion ....	€216,000 (£184,395)

\* 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

\*\*\*SOLD JANUARY 2024\*\*\*

This immaculate three bedroom, two bathroom duplex is located within the popular Rincon de la Bahia community near the El Cantal area of Mojacar playa. It is under 10 minutes' walk from the beach, restaurants, bars and shops. The property is set amongst a well maintained communal swimming pool and surrounding gardens.

The property is just under 93m2 making it a spacious permanent or second home where you can enjoy al fresco living in all three private terrace areas.

The main and bedroom terraces are south east facing, they easily accommodate table, chairs and additional furniture. The front terrace where you enter from can be used for morning sunshine.

A gate and own front door lead you into the hallway with a bedroom to the right and shower room to the left.

The bedroom has a fitted wardrobe and can accommodate a double bed. The shower room also has a sink and lavatory.

You continue to the kitchen which is a lovely light area, offering ample storage in the form of wall and base units plus the standard white goods. An arch joins the kitchen to the dining/living room.

The living space, incorporating both the living and dining area is well presented. Ample space to accommodate two sofas, dining table and chairs plus additional furniture.

From here there are patio doors leading onto the large private terrace which have amazing coastal and hillside views. With the terrace facing a south east direction, you will benefit from a lot of sunshine during the summer and winter months.

Returning to the living area and down the stairs which will take you to the other two bedrooms, private terrace, bathroom and two storage rooms.

The smaller storage room is immediately to the left at the bottom of the stairs, the second larger one is next door.

The guest double bedroom is bright with fitted wardrobes, ceiling fan and large window looking out onto the terrace.

The main double bedroom is a good size, offering fitted wardrobes and a ceiling fan. The patio doors lead you onto the private terrace with those stunning south easterly coastal views. There is plenty of space to accommodate loungers, table and chairs.

Opposite you have the main bathroom with bath, overhead shower, lavatory and vanity unit.

Air conditioning units throughout and off road parking is included.

This is a lovely property, offering plenty of space and light. It has been highly maintained and the vendors has confirmed that the community is due to be re-painted from 18 November 2023.

It will be a key-turn ready property as items of furniture are included within the sale.

If you would like more information about this property or to arrange a viewing, please contact Spanish Property Choice on 0034 950 615 388

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