

Mojacar

Apartment / Apartamento

€249,995

Ref: B2161

SOLD



3



2



150 m²



85 m²



✓



✓



✓



Consumption
E - 137kW

Emissions
E - 25kg

Tel: +34 950 615 388
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	€249,995 (£214,183)
Transfer tax 7%	€17,500 (£14,993)
Notary fees (approx)	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx)	€1,500 (£1,285)

Fees and Taxes

Communal fees	€94.18 per month
IBI property tax	€452.49 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,570)
Remainder of deposit to 10%	€22,000 (£18,848)
Final Payment of 90% on completion	€224,996 (£192,765)

* 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 APRIL 2024

This is a rare opportunity to purchase a ground floor apartment, offering three bedrooms and two bathrooms on the lovely community of Residencial Playa and Golf, located in Mojacar, just a few hundred meters from the shoreline.

A wide communal walkway will take you to the alluring communal pool, surrounded by a decking area and spectacular views over the golf course and distant mountains.

Accessing the property from the rear of the property, this is via a private gate, taking you into a large terraced area, which has ample room for table and chairs, sun loungers and also a BBQ.

This is a lovely area, to take in the sunshine, entertain and to enjoy the outside space and views.

Large glass doors will take you into the living area of the property (where the front access to the property can be found).

This is spacious open plan lounge area, with ceiling light fans and leads onto a dining area, then there is a lovely large, modern kitchen with a breakfast bar.

Opposite this is the guest bathroom, tastefully tiled, offering a walk in shower.

Continuing down the small hallway, you then have the family bathroom. Again this is tiled and offers a large walk in shower.

Then we reach the first double bedroom, with a ceiling light fan, ensuring that an ambient temperature can be maintained. Here you will find fitted wardrobes.

From here there are glass doors taking you to a terrace area, with steps taking you down to a private seating area, with views to the front of the property.

Also on the terrace area is a utility area, where the boiler is housed and also a sink area and storage. It also offers sufficient space for a washing machine.

The second bedroom is also a good size and being used as a twin. It also has a glass door to the aforementioned terrace and seating area, in addition to fitted wardrobes and a ceiling light fan.

The third bedroom is a large double, with large fitted wardrobes and has access to a patio area, ideal for a table and chairs.

The property offers a parking space and a private storeroom in addition to a large shared space which is used as a gym area and also has a sauna.

There is air conditioning throughout the property.

The build size is 85.50m2 and there are terraces totalling 64.60m2 (of which 50% is covered, the garage space is 13.75m2 and then the trastero measures 4m2.

Contact us today on 0034 950 615 388 to arrange a viewing.

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