

# Mojacar

## Duplex/Townhouse / Casa adosada

# €169,000

### Ref: B2259



2



1



79 m<sup>2</sup>



✓



2 min.



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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Ref: B2259 — <https://www.spanishpropertychoice.com/B2259>

## Property Purchase Expenses

Property price .....	€169,000 (£142,594)
Transfer tax 7% .....	€11,830 (£9,982)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,266)

## Fees and Taxes

Communal fees .....	€42.00 per month
IBI property tax .....	€166.00 per annum
Refuse fees .....	€158.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,531)
Remainder of deposit to 10% .....	€13,900 (£11,728)
Final Payment of 90% on completion ...	€152,100 (£128,334)

\* 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

A spacious 2 bedroom, 1 bathroom duplex located in the beautiful coastal resort of Mojacar Playa. Only 200 metres from the coast, local bars, restaurants and bus route this makes an ideal rental investment, holiday apartment or all year round home.

Situated on a second floor equivalent, the elevated property enjoys fantastic coastal views and is easily accessed from the road above or via a flight of stairs from the main road. The property boasts its private off road parking bay. From the parking bay, a few steps lead you to the secure main front door.

As you enter, the kitchen is ahead of you, fully tiled, features a breakfast bar, plenty of storage space and includes all the main appliances.

An arched wall leads into the lounge. It is bright and airy with plenty of space for furniture plus there is a feature fireplace and includes an air conditioning unit. The stairs lead down to the bedrooms and bathroom. Patio doors lead onto a section of covered terrace currently used as a dining room. You can enjoy the sea and hillside views from here. The other side of the terrace is uncovered, currently with Astroturf and easily accommodating some patio furniture. Some discreet storage cupboards currently house the boiler and washing machine.

Down a flight of stairs to the bedrooms and bathroom. Both double bedrooms feature built in wardrobes, whilst the main bedroom also benefits a ceiling fan and access to the second terrace with those lovely views. The bathroom is tiled, bright and has a walk in shower.

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