

# Mojacar

Apartment / Apartamento

€420,000

Ref: B2288



4



2



210 m<sup>2</sup>



168 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €420,000 (£351,490) |
| Transfer tax 7% .....           | €29,400 (£24,604)   |
| Notary fees (approx) .....      | €750 (£628)         |
| Land registry fees (approx) ... | €750 (£628)         |
| Legal fees (approx) .....       | €1,500 (£1,255)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| Communal fees .....    | €225.83 per month |
| IBI property tax ..... | €816.00 per annum |
| Refuse fees .....      | €205.60 per annum |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,511)     |
| Remainder of deposit to 10% .....      | €39,000 (£32,638)   |
| Final Payment of 90% on completion ... | €378,000 (£316,341) |

\* 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

This is a rare opportunity to acquire a four bedroom, two-bathroom apartment on Altos del Golf in Mojacar.

The property has two parking spaces and also a trastero, which is ideal for storage.

The community of Altos del Golf is modern and very well maintained. It offers a mix of villas and apartments, there is lift access to the parking area and also the trastero (as these are located on different floors).

As the property is on the ground floor, you can walk upto the front, where you will find a large terrace area. This an ideal space for enjoying the sunshine and warm temperatures, in additon to entertaining. For those sunnier months, there is a Toldo that can be used for shade.

The entrance to the property is on the side of the terrace area.

From here you enter a large hallway, with the kitchen to the left.

This is a lovely light and modern space, incorporating white goods, with ample space for a table and chairs. From here, there is a doorway, taking you to a storage area and then out to the aforementioned terrace.

Returning to the hallway, a door to the right, will take you to the bedrooms and bathrooms.

The main bedroom is on your left, offering an en-suite shower and large wardrobe area.

The bedroom is a good size and offers views to the pool area. The en-suite offers a corner step in shower unit.

Opposite is the next bedroom, currently being used as a twin. It has fitted wardrobes.

Next to this is the third bedroom, currently being used as an office space. It too has fitted wardrobes.

At the end of the hallway is the family bathroom, offering a bathtub and overhead shower.

Then the fourth bedroom, a good sized double room, also with fitted wardrobes.

Returning to the main living area, you will be wowed by the large, light, bright room that unfolds, incorporating both a lounge and dining space.

Again it is modern and contemporary in style and thanks to the large glass windows to the terrace and also a well- placed window, it offers an abundance of natural light and ventilation.

There are electric blinds and ducted air conditioning

Two underground parking spaces plus a trastero are included within the sale and are accessed by lift.

This is a lovely property, offering so much. Contact us today to arrange a viewing.