

# Mojacar

Land / Terreno

€100,000

Ref: B1434

VIVIENDA 2  
PLANTA 3ª Y PLANTA 4ª  
90 m<sup>2</sup> SUPERFICIE ÚTIL

- 2 DORMITORIOS / BEDROOMS
- 3 BAÑOS / 3 BATHROOMS (1 EN-SUITE)
- 2 TERRAZAS / TERRACES 16 m<sup>2</sup> y 24 m<sup>2</sup>
- TRASTERO / STORAGE ROOM 20 m<sup>2</sup>
- PISCINA PRIVADA EN TERRAZA / PRIVATE POOL IN TERRACE



38 m<sup>2</sup>



10 min.



Consumption  
Not required

Emissions  
Not required

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## Property Purchase Expenses

Property price .....	€100,000 (£86,210)
Transfer tax 7% .....	€7,000 (£6,035)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

Communal fees ..... €68.32 per month

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€7,000 (£6,035)
Final Payment of 90% on completion ...	€90,000 (£77,589)

\* 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 wonderful opportunity to purchase a plot of land in the historical village of Mojacar Pueblo, which has planning permission for a four storey village house, which could easily be converted into two separate duplex's.

Mojacar Pueblo is a beautiful traditional Spanish village with lots of amenities to enjoy such as Bars, Restaurants, local food shops, Church, Town Hall etc. There is a good local bus service that will bring you down to the coastal area of Mojacar Pueblo, again with lots of amenities to enjoy in addition to the outstanding beaches, stretching towards Garrucha in one direction and Carboneras in the other.

The photographs shown are the artist's impression of the building that could be constructed, either by yourself or if you wished it could be project managed by the current owner (however this is not included in the price). Building costs will need to be factored in.

The build costs are approximately 200,000€

Planning licences have been obtained by the owner.

The land is in Cuesta de la Fuente.

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