

# Mojacar

Apartment / Apartamento

€140,000

Ref: B2106



3



1.5



98 m<sup>2</sup>



✓



5 min.



✓



Consumption  
E - 137kW

Emissions  
E - 28kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



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Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

Ref: B2106 — <https://www.spanishpropertychoice.com/B2106>

## Property Purchase Expenses

Property price .....	€140,000 (£119,511)
Transfer tax 7% .....	€9,800 (£8,366)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,280)

## Fees and Taxes

IBI property tax .....	€251.23 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,561)
Remainder of deposit to 10% .....	€11,000 (£9,390)
Final Payment of 90% on completion ...	€126,000 (£107,560)

\* 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

\*\*\*RECENTLY REDUCED\*\*\*

An opportunity to purchase a lovely apartment located near the public fountain in Mojacar Pueblo. The property is on a lower ground floor with three bedrooms, one bathroom, guest toilet, newly reformed storage room and a private terrace.

The pueblo has an intimate feel but still benefits from various amenities, restaurants and shops plus it is steeped in history. Only 5 minutes from Mojacar Playa with its stunning beaches, bars, restaurants and entertainment.

The property is located on a quiet road with stairs down to a lower ground landing and its own attractive and traditional front door. Only one other apartment shares this floor.

Walk into a long corridor with freshly decorated walls and contemporary floor tiles, the large store room is immediately to the left (potentially another bedroom or bathroom). The living/dining room is situated at the end of the corridor. It is spacious and can easily accommodate various lounge and dining furniture.

The large patio doors lead you onto the private terrace which can accommodate table, chairs and additional seating area or furniture if required. The views are of the adjacent road which is also quiet.

A breakfast bar separates the living space and kitchen. The kitchen has a traditional but modern feel with newly fitted wall tiles and includes all the main appliances including a dishwasher. A separate door leads you to an additional utility space which currently houses the washing machine and boiler.

Back out through the living room to another corridor which lead to the three bedrooms and 2 bathrooms. The main double and first guest bedrooms have built in wardrobes and plenty of light from the window and a Juliet balcony. The second guest bedroom also has a Juliet balcony with space to accommodate some furniture.

The family bathroom has a walk in shower, toilet and bidet. It is fully tiled for easy maintenance and enjoys a window for ventilation and natural light. The separate w.c has a toilet and vanity unit.

The property benefits from air conditioning throughout.

A traditional property, in a quiet location that must be seen to be appreciated.

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