

# Mojacar

Apartment / Apartamento

€149,995

Ref: B2205



2



2



71 m<sup>2</sup>



59 m<sup>2</sup>



✓



✓



✓



Consumption  
F - 147kW

Emissions  
E - 29kg

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Ref: B2205 — <https://www.spanishpropertychoice.com/B2205>

## Property Purchase Expenses

Property price .....	€149,995 (£128,261)
Transfer tax 7% .....	€10,500 (£8,978)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

Communal fees .....	€48.17 per month
IBI property tax .....	€188.62 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,565)
Remainder of deposit to 10% .....	€12,000 (£10,261)
Final Payment of 90% on completion ....	€134,996 (£115,435)

\* 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 beautiful, fully furnished penthouse apartment with a large roof terrace of 59.50m<sup>2</sup>, which has the added benefit of not being overlooked.

The property has stunning panoramic views over the Marina De La Torre Golf Course and out to the Mediterranean Sea.

The apartment offers two bedrooms and two bathrooms.

Entry to the apartment takes you into the light and bright living/dining area.

A lovely living space, with ample room for a family to enjoy and offering glass doors to your private terrace area, where you can enjoy those aforementioned views. Quite spectacular!

From the terrace, you have a spiral staircase, that takes you to the solarium, again offering incredible views and the peace and tranquillity for soaking up the warm sunshine.

The space that this offers is ideal for outside furniture and greenery, and can be maximised to ensure that you have a functional, external living area.

Returning back to the living area, you access the galley style kitchen. This offers ample storage and ideally there is a small utility area located off here.

The bedrooms are accessed from the living area, via an archway.

The first bedroom is being used as a twin, and offers fitted wardrobes.

Next to this, you have the shower room, which is fully tiled.

Moving on you have the main bedroom, offering an en-suite bathroom, with bathtub and overhead shower, with a glass curtain, vanity unit and large wall mirror.

This bedroom also has fitted wardrobes.

The property is being sold fully-furnished, so turn-key ready, for either a holiday home or a permanent residence.

It is worth mentioning that as of October 2023, a new bus route was introduced, which takes you up to the Marina Mar Hotel, before turning right to make the return trip.

This has been much sought after for a long time, and discussions remain in place to extend this service to take you to the top of Marina de la Torre.

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