

# Mojacar

Apartment / Apartamento

€158,000

Ref: B2233

SOLD



2



1



94 m<sup>2</sup>



67 m<sup>2</sup>



✓



✓



1 min.



Consumption  
E - 106kW

Emissions  
E - 19kg

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Ref: B2233 — <https://www.spanishpropertychoice.com/B2233>

## Property Purchase Expenses

Property price .....	€158,000 (£131,898)
Transfer tax 7% .....	€11,060 (£9,233)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,252)

## Fees and Taxes

Communal fees .....	€82.02 per month
IBI property tax .....	€265.42 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,504)
Remainder of deposit to 10% .....	€12,800 (£10,685)
Final Payment of 90% on completion ...	€142,200 (£118,709)

\* 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

\*\*\* SOLD NOVEMBER 2024\*\*\*

This is an opportunity to purchase a two bedroom, one bathroom ground floor apartment, located on Los Llanos 1 in Mojacar.

Mojacar, has many amenities to offer such as bars, restaurants, supermarkets, shops, doctors etc. So everything is virtually on the doorstep including a pharmacy and well known local butcher, who many locals use.

Both the vehicle and pedestrian entrance are gated and this leads you to a communal parking area.

From here a short walk will take you to the front of the apartment.

Initially you have a small garden area, then a gateway takes you to the private patio area.

The property is on the flat, and although not classed as disabled friendly as there are three steps taking you to the patio area, you could easily incorporate a ramp for easy access.

This is a lovely large space, ideal for seating and enjoying al-fresco living and dining.

The main door takes you into a large space, which caters for your living and dining area. From here an archway will take you to the hallway and kitchen area. Ideally there is also an archway from the kitchen connecting all rooms.

The kitchen offers ample storage and work surfaces including white goods as shown.

Continuing along the hallway, at the very end, you have the second bedroom, currently being used as a twin. This room has fitted wardrobes and views to the patio area.

Returning along the hallway, you have the family bathroom. This is fully tiled and offers a walk in shower, vanity unit and large wall mirror.

Opposite this is the main bedroom. This also has fitted wardrobes and again a window looking towards the patio area.

The community pool is of a good size and regularly maintained. Ideal for taking a "dip" in the long summer months. The vendor has advised that the pool can be used all year.

An ideal property for a holiday or permanent home.

Please note that although the community is happy for you to let your family and friends use the apartment, under their terms and conditions, you are not allowed to rent out the property.

Contact us on 0034 950 615 388 to arrange a viewing.

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