

# Mojacar

Apartment / Apartamento

€145,000

Ref: B2244

RESERVED



2



1.5



86 m<sup>2</sup>



✓



✓



2 min.



✓



Consumption  
E - 97kW

Emissions  
E - 18kg

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Ref: B2244 — <https://www.spanishpropertychoice.com/B2244>

## Property Purchase Expenses

Property price .....	€145,000 (£120,043)
Transfer tax 7% .....	€10,150 (£8,403)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,242)

## Fees and Taxes

Communal fees .....	€51.02 per month
IBI property tax .....	€216.84 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,484)
Remainder of deposit to 10% .....	€11,500 (£9,521)
Final Payment of 90% on completion ...	€130,500 (£108,038)

\* 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

\*\*\*\* RESERVED MARCH 2025 \*\*\*\*

This is a ground floor apartment, offering 2 bedrooms and 1.5 bathrooms on the very popular and ideally located community of Mojacar Bella.

Due to its location, you have wonderful sea views and you are a short stroll away from a number of local bars and restaurants and of course the playa.

The apartment is accessed via a gateway, taking you into a private terrace area, which is large enough for table and chairs.

Entering the property will take you into the kitchen and dining area. This is a lovely light space, and offers ample storage and white goods.

Connecting the kitchen to the dining area is an archway, enabling you to stay in touch with family and friends, whilst preparing a meal.

Opposite the kitchen is the first double bedroom. The room is light and bright, with a ceiling light/fan, air con and has fitted wardrobes

Then you have your second twin bedroom, again offering fitted wardrobes and air-conditioning.

Opposite from here you have your guest bathroom, and next to this, the family bathroom, with a corner shower.

Returning to the dining room, an archway from here will take you to your separate lounge.

A nice light area with double glass doors taking you out to your private terrace area with views to the pool and the Mediterranean Sea.

This is a lovely property that would be an ideal forever home, or alternatively as it holds a current Tourism Licence, could be used as an investment.

Contact us today to arrange a viewing.

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