

# Mojacar

## Duplex/Townhouse / Casa adosada

# €259,500

### Ref: B2269



3



2.5



165 m<sup>2</sup>



119 m<sup>2</sup>



✓



✓



1 min.



Consumption  
E - 125kW

Emissions  
E - 21kg

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €259,500 (£216,301) |
| Transfer tax 7% .....           | €18,165 (£15,141)   |
| Notary fees (approx) .....      | €750 (£625)         |
| Land registry fees (approx) ... | €750 (£625)         |
| Legal fees (approx) .....       | €1,500 (£1,250)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| Communal fees .....    | €116.66 per month |
| IBI property tax ..... | €433.54 per annum |
| Refuse fees .....      | €206.00 per annum |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,501)     |
| Remainder of deposit to 10% .....      | €22,950 (£19,130)   |
| Final Payment of 90% on completion ... | €233,550 (£194,671) |

\* 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

Located on the charming community of Chamberi in Mojacar playa, this duplex/townhouse presents an exceptional opportunity for those seeking a comfortable and stylish residence in a vibrant community.

Boasting three bedrooms, 1.5 bathrooms, plus a converted basement with an additional bathroom which is used as an additional double bedroom.

Three floors of well-designed living space, this property promises a delightful blend of functionality and aesthetics.

The community itself is adorned with a generously sized swimming pool, complemented by meticulously maintained gardens featuring mature trees and plants.

From the private back terrace, you are able to take in these views, whilst enjoying time soaking up the warm summer sunshine and enjoying the al fresco living that this area allows.

You enter via a front terrace into a short hallway with the lounge directly ahead. The fully fitted kitchen is bright with ample storage space and modern white goods.

Adjacent to the kitchen, the main living/dining area enjoys ample natural light, creating a welcoming ambiance.

Glass patio doors connect this space to a spacious private terrace with attractive views of the community gardens and pool.

For climate control throughout the year, the property is equipped with air-conditioning and ceiling fans, ensuring comfort in every season. Additionally, a log burner adds a touch of warmth and cosiness, making this home a retreat regardless of the weather.

A strategically placed guest toilet on this floor adds convenience and functionality to the living space.

Up to the first floor, you will find three well-proportioned bedrooms and a family bathroom.

Two of the bedrooms boast a double layout, with the first featuring double glass doors for a refreshing breeze, while the second offers fitted wardrobes and front entrance views of the property.

The third bedroom, also spacious, provides access to its own terrace area.

The family bathroom on this floor is, fully tiled and equipped with walk in shower, a vanity unit, and a large window for natural ventilation.

Returning to the main floor and descending to the basement, you have a versatile space, ideal as an additional bedroom, storage or entertainment room!

The property includes the valuable feature of an allocated parking space, particularly advantageous during the busier summer months when securing parking can be a challenge.

This is a must see lovely property, secure and ideal as a lock up and leave holiday home or a year round family home.

If you would like more information about this property or to arrange a viewing, please contact us.