

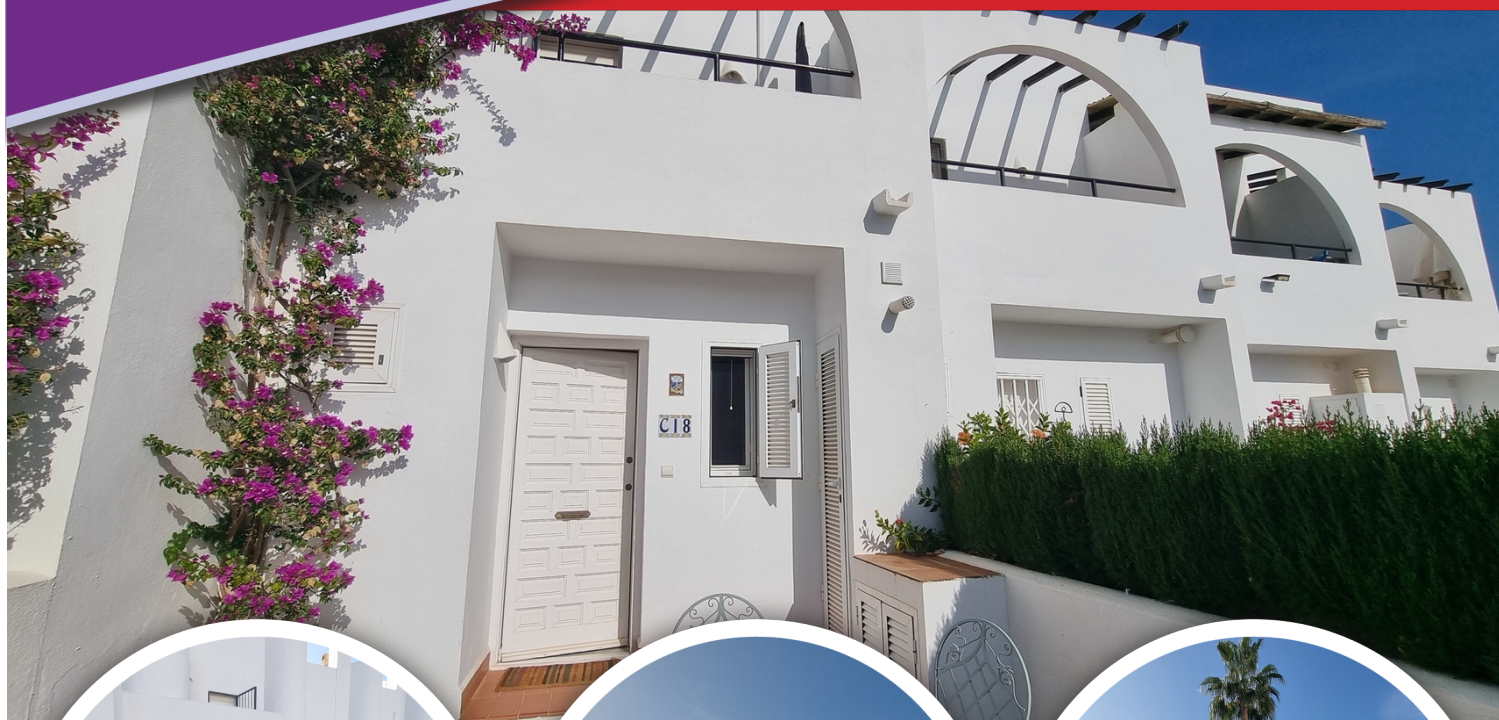
# Mojacar

## Duplex/Townhouse / Casa adosada

# €185,000

### Ref: B2283

## SOLD



2



2



74 m<sup>2</sup>



✓



✓



1 min.



✓



Consumption  
E - 119kW

Emissions  
D - 23kg

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Avenida Lepanto, 15

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Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€185,000 (£154,777)
Transfer tax 7% .....	€12,950 (£10,834)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,255)

## Fees and Taxes

Communal fees .....	€64.93 per month
IBI property tax .....	€237.15 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,510)
Remainder of deposit to 10% .....	€15,500 (£12,968)
Final Payment of 90% on completion ...	€166,500 (£139,299)

\* 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 2025 \*\*

This delightful duplex, offering two bedrooms and two bathrooms, with terraces and a private solarium, is located on Llanos del Abejorro in Mojacar.

The community is well maintained and offers gardens and communal swimming pool.

The property is accessed via a gateway, which takes you to a lovely terraced area, planted out, and where you can sit and enjoy the sunshine.

From here, you have the front door, taking you into a small hallway. Immediately to your left you have the guest bathroom, then, stairs to the first floor. The open kitchen is to the right.

The kitchen is a light and bright area, with natural ventilation, thanks to the window.

There are ample wall and base units offered in the re-fitted kitchen.

You have an integrated fridge/freezer, washing machine, dishwasher and there are siltstone worktops.

Through an archway, you then enter the lounge/dining area.

This is a good size space and offers comfort and practicality. There is a fitted wood burner with marble surround, ideal for those cooler winter evenings.

You also have electric wall heaters located here.

Natural light floods through the double glass doors, taking you out to the rear terrace. Here you will find a toldo, ideal for protection from the hot summer sunshine.

From the terrace, you can enter the communal gardens and pool through your own gateway.

Returning to the stairs, and going up, you have the two bedrooms and the family bathroom.

The main bedroom is a good size and offers fitted wardrobes. From here you have a small terrace area overlooking the swimming pool, and steps taking you to your solarium.

The views from the solarium are wonderful and far reaching, including the Mediterranean Sea.

For entertaining, you have a BBQ area and plenty of room for external furniture.

The second bedroom, being used as a twin, is also a good size, with fitted wardrobes.

Again, you have access to a terrace area from the bedroom, with views to the front.

Both bedrooms have dual air conditioning and fitted electric heaters.

The family bathroom offers a bath tub, with overhead shower and crystal curtain. This has also been re-fitted and has a heated towel rail.

The property is being sold fully furnished with tableware, cooking utensils, Dyson hoover and linen.

It is an ideal lock up and leave property for holiday use, or as a permanent home.

Contact us on 0034 950 615 388 to arrange an appointment.