

# Mojacar

Apartment / Apartamento

€197,000

Ref: B2369

RESERVED



2



1



66 m<sup>2</sup>



✓



✓



2 min.



✓



Consumption  
F - 109kW

Emissions  
E - 19kg

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property  
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## Property Purchase Expenses

Property price .....	€197,000 (£169,853)
Transfer tax 7% .....	€13,790 (£11,890)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

Communal fees .....	€111.15 per month
IBI property tax .....	€286.09 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,587)
Remainder of deposit to 10% .....	€16,700 (£14,399)
Final Payment of 90% on completion ....	€177,300 (£152,868)

\* 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 AUGUST 2025 \*\*\*\*

This is a rare opportunity to purchase a second floor, two bedroom, one bathroom apartment, with parking and a separate trastero for storage, on the much sought after community of Los Atalayones.

Los Atalayones, is a gated community that has high standards, and the grounds, pools (there being three large adult pools, each of these have their own smaller childrens pools), tennis court, and communal areas are all maintained to a very high level.

Due to it's fantastic prime location, you are a few minutes walk to the beach, and to the many bars, restaurants, shops etc. that the southern end of Mojacar offers.

Access to the property is via stairs or the lift, taking you to the second floor, where a corridor will lead you to the front door.

From here you enter a hallway.

Immediately on your left is the family bathroom. This offers a bathtub with overhead shower and is fitted with modern tiles for low maintenance.

Moving on, you have the first of your bedrooms. This is a double, and has fitted wardrobes. It is a light spacious room, with a glass door taking you out to the terrace area.

Then the kitchen, which is of a galley style. It offers white goods and plenty of storage space and connects with the lounge area via an aperture.

The second bedroom, is also of a good size and again light and bright. It is currently being used as a twin bedroom. Again, there are fitted wardrobes and this also has access to the terrace area.

Moving on, you now access the spacious living and dining area, which is a lovely light room, thanks to the glass doors and dual aspect windows.

The doors will take you out to your large private terrace area (where you can enjoy all year round sunshine).

Here, you can enjoy the views, whilst sitting in comfort, which are of the community and down to the sea, or sunbath and soak up the warm summer sunshine. Perfect.