Mojacar

Duplex/Townhouse / Casa adosada

€319,950

Ref: B2372

3	2.5	74 m²	172 m²	✔	✔	1 min.

Consumption **C - 74kW**

Emissions **D - 14kg**

Tel: +34 950 615 388

www.spanishpropertychoice.com

spanish property CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Carretera Estacíon 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Ref: B2372 — https://www.spanishpropertychoice.com/B2372

Property Purchase Expenses

Property price €319,950 (£276,853)
Transfer tax 7% €22,397 (£19,380)
Notary fees (approx) €750 (£649)
Land registry fees (approx) ... €750 (£649)
Legal fees (approx) €1,500 (£1,298)

Fees and Taxes

Communal fees ..... €163.90 per month
IBI property tax ..... €449.24 per annum
Refuse fees ..... €205.60 per annum

Standard form of payment

Reservation deposit €3,000 (£2,596)
Remainder of deposit to 10% €28,995 (£25,089)
Final Payment of 90% on completion €287,955 (£249,167)

* 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 in one of the most coveted areas of Mojácar Playa, this superb 3 bedroom townhouse offers an exceptional opportunity to enjoy modern coastal living, just 300 metres from the beachfront. Perfectly positioned opposite a range of local amenities including restaurants, bars, and a supermarket. This property combines everyday convenience with a relaxed beachside lifestyle.

The entrance features a private patio with steps leading up to the main door. Inside, the home opens into a bright, modern open-plan layout that maximises space and natural light. The spacious lounge and dining area flow seamlessly together, while a cleverly placed viewing window offers a stylish connection through to the beautifully designed kitchen, which makes full use of the available space and provides ample storage with sleek, contemporary units and modern electrical goods.

From the lounge, sliding doors open onto a covered terrace that leads directly to the secure, private access communal gardens and pool area. Beyond, the property benefits from an allocated parking space in the underground garage, ensuring comfort and security for residents. Also, on the ground floor is a convenient guest toilet with wash basin.

Upstairs, the home continues to impress with three generously sized bedrooms, each boasting private balconies. The primary bedroom features an en suite shower room, while a separate, well-appointed family bathroom serves the remaining two bedrooms.

A standout feature of this fantastic property is the external staircase leading up to the private rooftop solarium. From here, you can enjoy truly breath taking 360-degree views that span the surrounding mountains, the iconic whitewashed village of Mojácar Pueblo, and the sparkling Mediterranean Sea.

Further enhancing the home's appeal is the fully finished under build, currently set up as a superb entertainment area, complete with a bar and at home cinema, offering a fantastic additional living or leisure space.

This is a rare opportunity to own a stylish, move-in-ready home in one of Mojácar Playa's most sought-after locations.

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