

# Mojacar

Apartment / Apartamento

€220,000

Ref: B2298



2



1



89 m<sup>2</sup>



52 m<sup>2</sup>



10 min.



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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Ref: B2298 — <https://www.spanishpropertychoice.com/B2298>

## Property Purchase Expenses

Property price .....	€220,000 (£184,114)
Transfer tax 7% .....	€15,400 (£12,888)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Fees and Taxes

IBI property tax .....	€216.15 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€19,000 (£15,901)
Final Payment of 90% on completion ...	€198,000 (£165,702)

\* 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

This stunning apartment is located in the heart of the charming Mojacar Pueblo, offering breathtaking views of the Mediterranean coast that stretch from Garrucha to Macenas.

With two spacious bedrooms, one modern bathroom, underground parking, and two storage rooms (trasteros), this property truly has it all.

Its prime location places you within a short walk to local amenities and just a 10-minute drive from the beautiful Mojacar beaches.

The apartment features a beautifully presented, open-plan kitchen fitted with high-quality new white goods.

Both the kitchen and living area seamlessly flow out to a large terrace, offering the perfect space to take in the incredible vistas.

From here, you can enjoy panoramic views of the coastline. The terrace provides ample room for outdoor furniture, including a dining table, chairs, and sun-loungers, making it the ideal spot for al fresco living and dining.

Returning to the living area, you access the two bedrooms and the family bathroom.

The main bedroom is a good-sized double, complete with fitted wardrobes, one of which cleverly conceals the 70-litre stainless steel boiler and washing machine.

The second bedroom is a cozy single, perfect for guests or as a home office, and the family bathroom features a large, modern walk-in shower.

Although the property comes with access to a swimming pool, it is currently not in use due to the lack of a formal community.

This apartment is a true gem, offering a perfect balance of comfort and style, both inside and out.

Contact us to arrange a viewing.

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