

# Mojacar

## Duplex/Townhouse / Casa adosada

# €329,000

### Ref: B2307



3



2.5



174 m<sup>2</sup>



185 m<sup>2</sup>



✓



✓



1 min.



Consumption  
G - 217kW

Emissions  
E - 37kg

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## Property Purchase Expenses

Property price .....	€329,000 (£274,715)
Transfer tax 7% .....	€23,030 (£19,230)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,253)

## Fees and Taxes

Communal fees .....	€82.50 per month
IBI property tax .....	€415.99 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,505)
Remainder of deposit to 10% .....	€29,900 (£24,967)
Final Payment of 90% on completion ...	€296,100 (£247,244)

\* 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 charming townhouse is located in the desirable community of Inti, just a short walk from the stunning beaches of Mojácar and conveniently close to all the local amenities.

The property features three bedrooms, two and a half bathrooms, spacious living areas, a large under-build, and views of both the sea and the picturesque Mojácar Pueblo.

There are pedestrian and vehicle entrances at the front of the property, with a tiled area and well-established gardens.

A few steps lead up to a delightful seating area, providing access into the home.

Upon entering, you are greeted by a modern kitchen, offering ample storage space and built-in appliances, including an oven, microwave, and fridge-freezer. From here, you can access a small bathroom with built in storage which used to be a walk-in shower and can be very easily changed if needed.

Next, you'll find the light-filled dining and living area, enhanced by side windows and a large glass patio door leading out to the rear terrace and garden.

Stairs from this level take you to the bedrooms. To the right, you'll find the family bathroom, fully tiled with a walk-in shower, vanity unit, and toilet.

The first bedroom is a good size, with fitted wardrobes and a private terrace that overlooks the front of the property.

The second bedroom also offers ample space and a lovely terrace, accessed via glass doors, overlooking the rear garden and community areas.

The third bedroom can also comfortably fit a double bed and includes fitted wardrobes.

Back in the living area, stairs lead down to the large under-build, which is currently used as an additional living or office space and bedroom. Measuring 61m<sup>2</sup>, this area offers excellent storage, and it also includes a bathroom with a large walk in shower, hand basin, and toilet, with built in cupboards and currently houses the washing machine.

As previously mentioned, the property boasts both front and rear garden areas, with access to the rear garden from a wraparound terrace.

The South facing garden is private, featuring established hedges and a 2 person hottub. A gateway leads to the community swimming pools and common areas which are maintained to a very high standard.

The townhouse is equipped with air-conditioning throughout, and several rooms feature ceiling fans to maintain a comfortable ambient temperature.

Contact us to arrange a viewing

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