

# Mojacar

## Duplex/Townhouse / Casa adosada

### €330,000

### Ref: N225

### RESERVED



3



3



139 m<sup>2</sup>



103 m<sup>2</sup>



✓



✓



1 min.



Consumption  
Applied for

Emissions  
Applied for

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property**  
CHOICE

## Property Purchase Expenses

Property price .....	€330,000 (£284,757)
Transfer tax 7% .....	€23,100 (£19,933)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Fees and Taxes

Communal fees .....	€72.00 per month
IBI property tax .....	€371.00 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€30,000 (£25,887)
Final Payment of 90% on completion ....	€297,000 (£256,281)

\* 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 \*\*\*\*

Semi-Detached Duplex in Mojácar Playa – Just 100m from the Beach!

Location: Prime spot in Las Ventanicas, just a 2-minute walk to the beach!

Size: 3 double bedrooms, 3 bathrooms

Outdoor spaces: 3 private terraces (including sea views!), front garden

Living areas: Bright living-dining room, separate fully equipped kitchen

Extras: Laundry patio, storage room, and private outdoor parking

Convenience: Close to shops, restaurants, transport & supermarkets

Access: 10 min drive to Garrucha, Vera Playa, Turre & Los Gallardos ???? , 45 min to Almería airport

Perfect for a holiday getaway, full-time home, or a solid investment! Interested?

Contact us for a viewing

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