

# Mojacar

Apartment / Apartamento

€89,950

Ref: B2078

SOLD



2



1



77 m<sup>2</sup>



57 m<sup>2</sup>



✓



✓



5 min.



Consumption  
F - 121kW

Emissions  
F - 31kg



spanish  
property  
CHOICE

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Ref: B2078 — <https://www.spanishpropertychoice.com/B2078>

## Property Purchase Expenses

Property price .....	€89,950 (£76,217)
Transfer tax 7% .....	€6,297 (£5,335)
Notary fees (approx) .....	€750 (£635)
Land registry fees (approx) ...	€750 (£635)
Legal fees (approx) .....	€1,500 (£1,271)

## Fees and Taxes

Communal fees .....	€60.32 per month
IBI property tax .....	€182.23 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,542)
Remainder of deposit to 10% .....	€5,995 (£5,080)
Final Payment of 90% on completion ...	€80,955 (£68,596)

\* 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

**\*\*SOLD AUGUST 2024\*\***

This is a very well presented two bedroom, one bathroom, ground floor apartment situated in a popular community with two swimming pools. This property would make an ideal holiday home or could become a potential rental opportunity. It is situated in the Marina de la Torre complex in Mojácar Playa, a few minutes from its stunning beaches, cafés, restaurants, bars, shops, general stores, banks plus much more.

As of October 2023, there is now a new bus service, which takes you up to the Marina Mar Hotel, before turning right to make the return trip.

This has been much sought after for a long time, and discussions remain in place to extend this service to take you to the top of Marina de la Torre.

The service is ideal and useful to anyone owning or renting a property in this location.

This apartment is conveniently located in front of a small road which has car access, useful for dropping off bags, shopping etc. There is a short flight of stairs leading you to the corresponding block. The property is ground level with a handful of steps to your own front door via its private front terrace.

You are greeted by a good-sized living/dining room which can accommodate a large sofa, some furniture, a dining table and chairs. A semi open plan kitchen with electric hob, oven, fridge freezer and plenty of storage. There is an outside courtyard which currently houses the washing machine, a sink, boiler and some storage units.

Through the arched hallway there is a good sized bathroom with an enclosed bath and overhead shower, toilet, bidet and vanity unit. Next to this is the first of two bedrooms. This double bedroom is a good size with sliding built in wardrobes, ceiling fan and a secure window facing out to the front of the property.

Opposite you will find the second double bedroom also with ceiling fans and built in wardrobe. The window faces the internal courtyard.

The large front terrace can easily accommodate some patio furniture, table and chairs and although it has no sea views it does get the morning and midday sunshine. The outside courtyard also gets some afternoon sunshine.

The apartment does not have air conditioning but the wiring is pre-installed in case you decide to install.

If you would like more information about this property or to arrange a viewing, please call Spanish Property Choice on 0034 950 615 388

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