

# Mojacar

## Duplex/Townhouse / Casa adosada

# €335,000

### Ref: B2279



4



3



217 m<sup>2</sup>



187 m<sup>2</sup>



✓



1 min.



✓



Consumption  
E - 126kW

Emissions  
D - 22kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€335,000 (£281,611)
Transfer tax 7% .....	€23,450 (£19,713)
Notary fees (approx) .....	€750 (£630)
Land registry fees (approx) ...	€750 (£630)
Legal fees (approx) .....	€1,500 (£1,261)

## Fees and Taxes

Communal fees .....	€25.00 per month
IBI property tax .....	€586.01 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,522)
Remainder of deposit to 10% .....	€30,500 (£25,639)
Final Payment of 90% on completion ...	€301,500 (£253,450)

\* 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

What a wonderful opportunity to purchase a four bedroom, three bathroom duplex, located just a short couple of minutes walk to the amenities of Mojacar and also the beautiful sandy beaches.

The duplex is on the small community of Urbanisation Hacienda, which is located at the rear of the Parque Commercial.

Access to the property is from the front garden.

This is accessed via a walkway and through a gated entrance, taking you in to a large external garden area, finished to a lovely high level, with raised borders, Astro turf and ample room for furniture that allows you to enjoy the outside life that this area encourages.

Ideally here, there is a gazebo which offers a shaded area during the very hot summer months.

Access via the main door will take you to a hallway, where you have access to the guest bathroom and the downstairs bedroom.

Then moving forward you have the lovely large living area. This has ceiling fan lights and air-conditioning to maintain an ambient temperature.

The living area is large and has plenty of space for your required furniture. There is also a dining area, a breakfast bar, an island and then a modern kitchen space offering ample storage and kitchen appliances.

Glass doors, which offer an abundance of light will take you to the rear garden area.

This is a lovely tiled area, again with raised borders and very tastefully decorated.

Returning to the living area, stairs will take you to the first floor and also downstairs to access the garage.

From the first floor, all bedrooms and the family bathroom are accessed via a hallway.

At the end of the hallway on the right is a small terraced area, with steps taking you to the private roof solarium.

This is a wonderful space and offers extensive views of the coast and mountains. It has a large seating area and also an external kitchen area, wonderful for BBQ's and entertaining guests.

Returning to the first floor you have the first of the bedrooms. This is a good size double with an en-suite bathroom offering a bath and overhead shower with glass curtain.

The second bedroom is also a double bedroom with fitted wardrobes and from here you have access through glass doors to a private terrace area.

The third double bedroom also offers fitted wardrobes.

On this floor is also a family bathroom with a large walk in shower.

The duplex has been lovingly appreciated and the finish is to a very high level. The vendor has advised us that there is ample space to install a plunge pool, and dependent if you install this yourself or instruct a company to do this for you, the cost varies between 5,000€ and 8,000€.

Contact us today to arrange a viewing on 950 615 388.