



Villa

5 bedrooms

4 bathrooms

 200 m²

 500 m²

REF: VHVL 1964

Mojacar Playa

€455,000

Well-presented and spacious 5 bed / 4 bath detached property approximately 100 meters away from the promenade, the beach of Cueva del Lobo, and all the services and amenities in the area.

This is a unique opportunity to purchase a full-time home or a substantial holiday Villa in a premium Mojácar Playa location and with sea views, minutes from the beach, grassed garden with an additional outdoor kitchen, and entertainment area, terraces and private parking driveway for 2 cars. 203 mts² built on a freehold plot of 500 mts²!

THE DETACHED VILLA is distributed between an entrance hall, a large living / dining room with a feature fireplace, terrace, a fully fitted and well-equipped large kitchen with breakfast area, a large double bedroom and shower room on the lower level then a stairwell leading to the upper level where there is a hallway, a master bedroom with en-suite bathroom, 2 further double bedrooms and a family bathroom. THE SELF-CONTAINED APARTMENT has its own independent entrance and could also be used as an office.

IN SUMMARY:

- * 4 bed / 3 bath detached villa with apartment
- * Approx. 100m to beach at Playa Cueva del Lobo in Mojacar Playa
- * 1 bed apartment with separate garden and entrance gate. This could also be used as separate office.
- * 203 m² built / 500 m² freehold plot
- * Very close to the beach and restaurants
- * Sea views
- * South orientation
- * Built-in wardrobes
- * Air Conditioning / heating
- * En-suite to master bedroom
- * Family bathroom with his and hers sinks
- * Downstairs Shower room
- * Kitchen with white goods, and separate breakfast area
- * Living / dining room
- * Grassed garden with outdoor kitchen, and entertainment area.
- * Terraces

* Private parking driveway for 2 cars

Approximate purchasing costs

Net price - €455,000
Purchase tax - €36,950
Land registry - approx. - €1,138
Notary fees - approx. - €1,365
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €42,500
Final Payment on completion - €409,500

Approximate running costs

Yearly council rates (IBI) - €614.91
Quarterly rubbish collection - €37.07

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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