



Villa
 3 bedrooms
 2 bathrooms
 🏠 137 m²
 🏡 450 m²
 🚪 Private
 EPC Consumption: F
 EPC Emissions: E

REF: VHVL 2479

Mojacar Playa

€350,000

3 bed / 2 bath detached Villa with private lock up garage and swimming pool as well as a roof solarium with 360° views situated Vista Los Angeles which is one of the most sought-after areas on Mojácar Playa within a short walking distance to the beach, commercial centre and all amenities and services of the area.

The Villa is set on a freehold plot of 450 mts² and a built area of 136 mts² distributed between living room, dining room with wood burner, kitchen, utility area, master bedroom with built in wardrobe and an en suite, 2 further double bedrooms with built in wardrobes, a family bathroom and a lock up garage. The Villa also benefits from a private 8 x 4 mts swimming pool, a large entertaining area plus a large covered terrace, a roof terrace and so on.

The property is ideal for someone who is looking for a freehold property all on one level and on a sought-after area of Mojacar convenient for the beach and all the amenities and services. Viewings strictly by appointment only! To book a viewing appointment or to request more information about this property, please visit our office or contact us via phone or e-mail.

Approximate purchasing costs

Net price - €350,000
 Purchase tax - €28,000
 Land registry - approx. - €875
 Notary fees - approx. - €1,050
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €32,000
 Final Payment on completion - €315,000

Approximate running costs

Yearly council rates (IBI) - €451.19
 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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