



Villa
 5 bedrooms
 4 bathrooms
 363 m²
 1,550 m²
 Private

REF: VHVL 1673

Mojacar Playa

€890,000

UNIQUE VILLA SET IN THE HEART OF MOJACAR PLAYA! This is a very unique property standing in a freehold plot measuring 1,550 mts2 with sea and mountain views. Around the corner from Playa Piedra Villazar, 3 commercial centres, 3 main supermarkets, pharmacy, Parador, several banks and bars and restaurants and so on. The property has a total built area including pool and several exterior terraces of almost 500 mts2. The Villa itself is built around a traditional Andalucian patio and excluding terraces and pool and has a built area of 345 mts2 on the ground floor among them 4 bedrooms, 4 bathrooms, dressing room, gallery, split level living room, dining room, kitchen with larder and laundry room, garage for 2 cars, and so on plus another 18 mts2 on the upper level which can be used as a study or the 5th bedroom.

The property has a large private swimming pool and also a massive and well established and well maintained lawned garden that gets its water from the freehold plot's own private well. The property also benefits from air-conditioned and electrical central heating. The Villa is well designed, full of charm, finished to a very high standard and extremely well kept. It offers sea and mountain views and yet it is located right in the heart of Mojacar Playa with no long hills to drive or climb as it is so common in this part of Spain. To the golf enthusiast, the nearest golf course is a mere 5 minute drive with for more golf courses within a maximum of 20-25 minute-drive. The picturesque Mojácar Village is a 5 minute-drive.

The house is ideal for a large family but equally it also suits a smaller family looking for somewhere spacious whilst at the same time having enough rooms and the perfect setting to independently accommodate visiting guests and family. It is also suitable for those looking to run a small boutique hotel.

Approximate purchasing costs

Net price - €890,000
 Purchase tax - €62,300
 Land registry - approx. - €2,225
 Notary fees - approx. - €2,670
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €86,000
 Final Payment on completion - €801,000

Approximate running costs

Yearly council rates (IBI) - €1,850.00
 Quarterly rubbish collection - €39.48

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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