




## Villa

4 bedrooms

4 bathrooms

 396 m<sup>2</sup>

 750 m<sup>2</sup>

 Private

**REF: VHVL 1681**

## Mojacar Playa

**€790,000**

Superb 4 bed / 4 bath Villa with private swimming pool 1st line golf in Marina de la Torre Golf Resort with uninterrupted golf and sea views and within a short walking distance to the beach.

The 396 mts2 Villa is built on three levels on a 750 mts2 freehold plot. The ground level has a built area of 185.50 mts2 distributed between covered porch, lobby, dining / living room, bedroom with dressing room and bathroom, large fitted and well equipped kitchen, store room, second porch and covered parking; the upper level has a built area of 160.5 mts2 distributed between 3 en-suite bedrooms and terraces to the front and back of the property; the basement has a built area of 50 mts2 distributed between further living area, wine cellar and store room. It benefits from a private swimming pool and air-conditioning throughout. This is without doubt a very high spec property. Virtual viewing is available.

### Approximate purchasing costs

Net price - €790,000  
Purchase tax - €55,300  
Land registry - approx. - €1,975  
Notary fees - approx. - €2,370  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €76,000  
Final Payment on completion - €711,000

### Approximate running costs

Yearly council rates (IBI) - €1,144.38  
Quarterly rubbish collection - €51.04  
Monthly community fees - €45.00

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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