



Villa
 5 bedrooms
 5 bathrooms
 🏠 328 m²
 🏠 894 m²
 🏠 Private

REF: VHVL 1778

Mojacar Playa

€495,000

4 bed / 4 bath Villa plus 1 bed independent Studio in Mojacar Playa, within walking distance to the new section of the promenade, the sea and all facilities around the Red Cross area. This corner property is accessible by two roads and the large freehold plot measures 894 m². Within the grounds there are a large swimming pool, a water feature, large decking and terracing area for entertaining, summer kitchen with a BBQ area, private garden and parking for several cars and so on. The total built area for the Villa and independent Studio is 328m².

In brief the main Villa is distributed between a covered porch, living/dining room with a fireplace and exposed ceiling beams, a fully fitted and well equipped kitchen, a bedroom with built in wardrobe and a family bathroom. From this level there is a flight of stairs going up leading to the roof terrace and another flight of stairs going down which leads to 3 larger than average bedrooms – all with sitting or dressing areas and with en suite bathrooms. There are also several terraces and patios which is accessed from different parts of the main property. The independent Studio has with its own kitchen bedroom and bathroom. Due to the size of the plot there is also scope to make this large house even larger subject to planning permission of course. All in all this is a complete property fitted with all the modern apparatus such as air conditioning, satellite TV, telephone and broadband internet connection, and so on.

Approximate purchasing costs

Net price - €495,000
 Purchase tax - €34,650
 Land registry - approx. - €1,238
 Notary fees - approx. - €1,485
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €46,500
 Final Payment on completion - €445,500

Approximate running costs

Yearly council rates (IBI) - €765.00
 Quarterly rubbish collection - €36.78

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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