





Villa

2 bedrooms

2 bathrooms

 155 m<sup>2</sup>

 688 m<sup>2</sup>

**REF: VHMX 1888**

## Mojacar Playa

**€300,000**

Detached villa for sale in Mojacar of 10 years old in the sought after residential mountain range of La Parata with pleasant sea views over to the coastline of Mojacar and Garrucha. The house is built on 2 levels and has a lot of charm. Space for a pool, subject to planning regulations.

The house has two entrances. From the top you go down a flight of stairs and enter the house via a South facing terrace. To the left is a bathroom, to the right the fitted kitchen with the utility room. A few steps down the spacious lounge with two seating areas and the dining area. Open fire place. Large shady terrace from the lounge.

Upstairs is the family bathroom and 2 double bedrooms, one with walk-in wardrobe. Another large terrace with stunning views.

Garage.

Property for sale in Almeria has grown in popularity over the years with the weather in Mojacar offering over 320 days sunshine a year, it is an ideal location for finding your dream holiday home on our sunny Mojacar beach area.

### Location

For the exact location please click on the click to enlarge button to see on Google maps, above right. The Parata is a residential mountain range just off the coast of Mojacar. There is a great restaurant/bar in the heart of La Parata where the host Shea will always welcome you. The distance from the villa in the Parata mountain, from the villa to the beach it is approx 2.2km and 7 minutes drive (via Google maps). This is a very sought after area for people looking for an exclusive, peaceful location, yet close enough by car to all the beach amenities.

### Golf Courses x 4

Macenas in Mojacar, Marina de la Torre in Mojacar, Valle de Este in Vera and Desert Springs in Cuevas del Almanzora.

### Airports

Almeria 45 minutes, Murcia 1 hour 30 minutes, Alicante 2 hours and Malaga 2 hours 45 minutes.

### Regional Information:

Andalusia, a rocky, sun-baked region on Spain's southern coast, embodies much of what the world thinks of as Spanish: flamenco, tapas, beautiful coastlines, natural parks. Yet it was under Moorish rule from the 8th-15th centuries, a legacy that shows in its architecture, including such landmarks as the Alcázar castle in Seville, the capital city, as well as Córdoba's Mezquita Mosque-Cathedral and Granada's Alhambra palace. The natural park Cabo de Gata, not far from this area, is a wild and isolated landscape with some of Europe's most original geological features.

**Approximate purchasing costs**

Net price - €300,000  
Purchase tax - €21,000  
Land registry - approx. - €750  
Notary fees - approx. - €900  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €27,000  
Final Payment on completion - €270,000

**Approximate running costs**

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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