




Villa

6 bedrooms

4 bathrooms

 930 m<sup>2</sup>

 3,628 m<sup>2</sup>

REF: VHV L 1947

## Mojacar Playa

**€2,200,000**

Rare opportunity to purchase a stunning and unique beach front property – high on a cliff, looking east over the Mediterranean Sea.

One of the first buildings on Mojácar Playa and one of the very few allowed to be built along waterfront (no longer permitted) with direct access to both main road and promenade.

Built as a private residence – inspired by The Alhambra – equally suited as a business – entertainment venue / club / restaurant, etc.

Property includes a Villa of approx. 930 mts<sup>2</sup> (with large central patio, garden, terraces, 6 bedrooms, 4 bathrooms, offices / work space) plus stables and a riding ring, on a plot of 3,628 mts<sup>2</sup> in total.

Nearest international airport is Almeria, 45 min by car.

### Approximate purchasing costs

Net price - €2,200,000

Purchase tax - €154,000

Land registry - approx. - €5,500

Notary fees - approx. - €6,600

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €217,000

Final Payment on completion - €1,980,000

### Approximate running costs

Yearly council rates (IBI) - €649.26

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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