



Villa  
 5 bedrooms  
 3 bathrooms  
 🏠 283 m<sup>2</sup>  
 🏠 552 m<sup>2</sup>  
 🏠 Communal

**REF: VHVL 1969**

## Mojacar Playa

**€485,000**

Very nice and spacious detached 5 bed / 3 bath detached Villa with 282.65 mts<sup>2</sup> built set on a 552 mts<sup>2</sup> plot in the prime residential area of La Rumina, Mojácar Playa. The Villa comprises a large reception, two hallways, living / dining room, bedroom, dressing room, bathroom, sitting room, kitchen, larder, terrace, and garage for 2 cars and store room on the ground floor. There are 4 bedrooms and 2 bathrooms and a terrace of approx. 40 mts<sup>2</sup> on the upper level. The property also benefits from a roof terrace in excess of 120 mts<sup>2</sup> with 360° views, oil run central heating, built in BBQ with an eating area, garden laid to lawn and so on.

The Villa is immaculate and other benefits are that it is located in a quiet residential road of a very sought after area of Mojácar Playa and has the beach 1 minutes' walk way. The Commercial centre, medical centre, secondary school, banks, and supermarkets are all nearby. The Villa has direct access to 2 communal swimming pools and a tennis court – the latter being across the road.

Mojácar Village is a short drive away. The house is also strategically located for golf enthusiasts. The Marina de la Torre Golf Resort is 1-minute drive, Valle del Este Golf Resort 15 minutes' drive and Desert Springs Golf Resort is a mere 20 minutes' drive. Other coastal resorts within easy reach are Garrucha and Vera Playa. This is an excellent opportunity for those looking to either live well or holiday in style and right by the beach in Mojácar Playa.

### Approximate purchasing costs

Net price - €485,000  
 Purchase tax - €33,950  
 Land registry - approx. - €1,213  
 Notary fees - approx. - €1,455  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €45,500  
 Final Payment on completion - €436,500

### Approximate running costs

Yearly council rates (IBI) - €972.65  
 Quarterly rubbish collection - €39.48  
 Monthly community fees - €91.24

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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