




Villa

4 bedrooms

4 bathrooms

 345 m<sup>2</sup>

 460 m<sup>2</sup>

 Private

EPC Consumption: C

EPC Emissions: C

**REF: VHVL 2058**

## Mojacar Playa

**€790,000**

Luxurious 4 bed / 3.1/2 bath south facing brand new Villa with a contemporary design, private pool and garage set on an elevated position with amazing sea and mountain views and walking distance to all amenities.

The freehold plot measures 460 mts<sup>2</sup> and it has a total built area of approx. 345.10 mts<sup>2</sup> distributed on 3 levels.

Distribution:

The main level has a built area of approx. 128.40 mts<sup>2</sup> and is distributed between entrance hall, cloak room, dining / living room with open plan fully fitted luxurious kitchen, a laundry / utility area, two double bedrooms and a family bathroom. Here on this level there is also a large terrace with a pergola, a private swimming pool and further terraces to the side and to the back of the property.

The master en suite complete with bathroom and dressing room has a super-size of 62.30 mts<sup>2</sup> and is located at the upper level. At this level there is also a large terrace with splendid sea and mountain views.

The lower level has a built area of approx. 154.40 mts<sup>2</sup> and is distributed between another large lounge / dining room / kitchen, a bedroom and a bathroom as well as a double garage, a bodega / store room, a plant room and more parking / terraces to the side.

Characteristics:

- Pre-installation for Alarm
- Entrance door with interphone and automated opening / closing
- Pre-installation for solar panels
- Electrified white blinds-persianas / White aluminium double glazed windows / White aluminium bars
- Johnson's split system air conditioning
- Metal wood burner model D-7 installed in the living area of the main level and Swiss style wood burner installed in the living area of the lower level of the Villa
- Build in wardrobes in all bedrooms.
- Dekton worktop in the main kitchen and Silestone worktop in the secondary kitchen on the lower level
- Bathroom furniture with a white tone with Silestone top

- Main kitchen: Combi Siemens fridge/freezer / Siemens Oven / Siemens microwave / Siemens heating module / Siemens stainless steel dishwasher/ Teka stainless steel extractor fan / Teka induction cooker / Bosh washing machine / Bosh tumble dryer
- Kitchen in the lower level: Combi Siemens fridge/ Silestone worktop/ Teka induction cooker / Teka extractor fan.

#### **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) - €372.39  
 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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