





Villa

7 bedrooms

2 bathrooms

 343 m²

 546 m²

EPC Consumption: E

EPC Emissions: D

REF: VHVL 2093

Mojacar Playa

€695,000

This 7 bed / 2 bath modern property is currently being used as a legal practice but can effortlessly be converted back into a grand residence. Located in the sought after area of Las Ventanicas beach it is literally across the road from the promenade, the sea and all amenities.

Build on a freehold plot of 546.07 mts² the property has a total built area of 343.44 mts² which is divided between a semi-basement area with 87.27 mts², a ground level area with 149.22 mts² and an upper level area with 87.27 mts².

Due to its sheer size the semi-basement can be used as a garage and still leaves plenty of space for storage or even an annexe. The massive ground level with 149.22 mts² is distributed between a reception area, a huge lounge, 2 bedrooms currently being used as offices and a bathroom. The lounge and reception are all open plan and to suit the current use for the property of a legal practice. At this level there are also a set of stairs going downstairs to semi-basement area and upstairs to upper level. The upper level is distributed between a landing, 5 bedrooms which are being used as offices / meeting / conference rooms, a bathroom and 2 large terraces which unrivalled views to the sea.

Currently this property makes a great space to work but with minimal effort it can be also be converted into a luxurious home! There is ample space for a swimming pool in the garden and the promenade, beach and all amenities are literally all across the road. All in all a great opportunity for someone who is looking for a contemporary, good quality property to live or to work in one of the best areas of Mojacar Playa.

Approximate purchasing costs

Net price - €695,000

Purchase tax - €48,650

Land registry - approx. - €1,738

Notary fees - approx. - €2,085

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €66,500

Final Payment on completion - €625,500

Approximate running costs

Yearly council rates (IBI) - €1,017.43

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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