



Villa  
 3 bedrooms  
 3 bathrooms  
 🏠 135 m<sup>2</sup>  
 🏠 355 m<sup>2</sup>  
 🚗 Private

REF: VHVL 2234

## Mojacar Playa

From €490,000

2-storey 3-bed Villa / 3 bath Villa with a private pool and parking for at least 2 vehicles. The Villa is projected for plot. no. 8 with an area of 354.86 mts<sup>2</sup>. All in all, the 134.62 mts<sup>2</sup> built area will be distributed between terrace, living / dining room, kitchen, cloak room and laundry area on the ground floor; stairs leading to the upper level distributed between landing, main bedroom with en suite bathroom and dressing area as well as a private terrace, two further double bedrooms and a family bathroom.

Those wishing to build themselves can also buy just the plot earmarked for this Villa for €170.000 plus taxes and other costs or any other of the available plots with prices starting from €160.000 plus taxes and other costs for a freehold plot with 301.90 mts<sup>2</sup>.

The plots are in one of Mojácar's best area, around the corner from the commercial center, the beach and all the facilities. Due to the elevated position the plots offer fantastic sea and mountain views.

### Approximate purchasing costs

Net price - €490,000  
 IVA - 10% - €49,000  
 Stamp duty - 1.2% - €5,880  
 Land registry - approx. - €1,225  
 Notary fees - approx. - €1,470  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €46,000  
 Final Payment on completion - €441,000

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.

REF: VHVL 2234



Planta baja.

Planta alta.

