



Villa  
3 bedrooms  
3 bathrooms  
🏠 176 m<sup>2</sup>  
🏡 600 m<sup>2</sup>  
🔑 Private

**REF: VHMx 2246**

## Mojacar Playa

**€419,000**

A delightful villa for sale on 2 floors located in the exclusive area of La Paratá in Mojacar, Almeria, Andalusia boasting the most incredible sea views.

This villa is set in the quiet, residential area of La Parata, with neighbouring villas closeby yet with a sense of complete privacy and tranquility. The views of the sea are unbeatable and stretching up behind the villa are the hills and mountains of the Sierra Cabrera. You can walk out of the villa straight into very beautiful countryside or you can drive down to the beach in 5 minutes, so you have the best of both worlds. La Parata offers a couple of restaurants and membership to a large pool and tennis courts.

Driving to the property, you turn off the road into a small driveway and to the lock up garage on one side (of 16 m2) and a store room on the other. Going up some stairs you come to the front door with a terrace and a paved garden area that winds around the property. Coming through the front door, you come into a hallway leading to the kitchen, guest bathroom and lounge. The spacious kitchen is fitted and independent with plenty of space for a breakfast table. There is a utility room leading off from the kitchen with a washing machine, fridge and the boiler.

Opposite the kitchen are double doors going into the large living – dining room with patio doors leading out to the front terrace and also to the pool area. There is plenty of natural light and the stunning sea views from all the windows.

The pool and surrounding patio area backs onto the mountain but also enjoys the views, with a railing on the other side that gives onto the road. At the end of the pool is another small garden.

There is a bathroom with shower in the hallway and a store cupboard. Going upstairs are the 3 double bedrooms and 2 bathrooms. The master bedroom has large windows and doors to a big south facing terrace. There is an en suite bathroom with bath and window with views. The other 2 bedrooms also have windows that lead out to terraces, one sharing the terrace with the master bedroom and the other with its own east facing terrace. All the bedrooms have fitted wardrobes and air con / heating. The family bathroom has a bath and a window.

There is gas central heating throughout the house and the house is being sold fully furnished and

equipped. This house has excellent rental potential or equally would make someone a lovely home.

NET PRICE: 397.000 €

PURCHASE TAXES: 31.760 €

NOTARY FEES - APPROX.: 1.200 €

LAND REGISTRY - APPROX.: 900 €

TOTAL PRICE: 430.860 €

Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

#### Location

For the exact location please click on "enlarge button" to see on Google maps, above right.

The Parata is a residential area just off the coast of Mojacar. There is a great restaurant/bar in the heart of La Parata where the owner will always welcome you. The distance from the villa in the Parata mountain to the beach is approx 2.2 km and 7 minutes drive. The Parata has a restaurant with pool and tennis facilities (club membership), a hostel and a bar. This is a very sought after area for people looking for an exclusive, peaceful location, yet close enough by car to all the beach amenities.

#### Golf Courses x 3

Marina de la Torre in Mojacar, Valle del Este in Vera and Desert Springs in Cuevas del Almanzora.

#### Airports

Almeria 45 minutes, Murcia 1 hour 30 minutes, Alicante 2 hours and Malaga 2 hours 45 minutes.

#### Approximate purchasing costs

Net price - €419,000

Purchase tax - €29,330

Land registry - approx. - €1,048

Notary fees - approx. - €1,257

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €38,900

Final Payment on completion - €377,100

#### Approximate running costs

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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