

Villa
4 bedrooms
5 bathrooms
340 m²
1 hectare
Private
EPC Consumption: E
EPC Emissions: E

REF: VHVL 2340

Vera

€515,000

Opulent 4 bed residence set on an 10,000 mts2 freehold plot in the outskirts of the Village of Vera with excellent access via an asphalted road with easy access to the roads network and a short drive to the coast. The Villa has a built area of approx. 340 mts2 on two levels, ground and semi basement area. The ground level is comprised of entrance porch, a grand entrance hall, cloakroom, large living room with an open fireplace, dining room with direct access to a large terrace overlooking the children´s playground and the entertaining area, study, spacious hallway all the way across the floor with a large Juliet balcony at the end overlooking the landscaped grounds and swimming pool, master bedroom with en suite and walk in dressing area, large fitted and well equipped kitchen with a separate larder, laundry / ironing room, 2 further double bedrooms both with built in wardrobes and a family bathroom. The semi-basement area can be accessed via an interior stairs from the ground level or via the exterior and here there are a double bedroom, an office, a bathroom with shower, an area big enough to house a lounge, cinema room, games room and gym. This area is also prepared to have a chimney installed. There is also a lock up garage. As the semi-basement area has its own exterior access and natural light it can also be easily converted into a separate annex altogether. The plot is fully walled and approximately half it is landscaped, has a mature garden, children´s playground, private pool and decking, entertaining area with an outside kitchen with a built in BBQ, toilette facilities, etc.

The property was built by its current owners for their own use and therefore there was a lot of thought put into the project and no money was spared during its construction and the quality of the materials used are obvious throughout from the floor and wall tiles to the panels and pillars made to measure with quality wood, to the lightings and fixtures and fittings, to the quality of the windows and doors, etc. Additionally, the Villa benefits from double glazing throughout, electric central heating, air conditioning, high ceilings, and so on. This is a must see property for those with an eye for details and are looking for a home in the outskirts to either enjoy full-time or as a second home.

Price and costs breakdown:
515.000,00 Euros plus costs.
Other costs related to this purchase are:
36.050,00 € Stamp duty at 7%
1.545,00 € Approximate Notary Office fees
1.288,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers

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553.883,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit this this wonderful property please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is also available!

Approximate purchasing costs
Net price - €515,000
Purchase tax - €36,050
Land registry - approx. - €1,288
Notary fees - approx. - €1,545
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €48,500
Final Payment on completion - €463,500

Approximate running costs
Yearly council rates (IBI) - €607.18

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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