



Villa

5 bedrooms

3 bathrooms

 266 m²

 500 m²

 Private

EPC Consumption: E

EPC Emissions: D

REF: VHVL 2410

Mojacar Playa

€395,000

Large freehold 4/5 bed / 2.1/2 bath detached traditional Spanish Villa with private lock up garage and swimming pool as well as a roof solarium with 360° views situated in Mojácar within a short walking distance to the promenade, the beach and all amenities and services.

The Villa is set on a freehold plot of 500 mts² and a built area of 266 mts² distributed 2 levels comprised living room, dining room, sitting room, 2 kitchens and a cloak room upstairs and master bedroom with a dressing area and an en suite, 4 further bedrooms (the 3rd bedroom is being used as an office and the 4th as a storage area), a family bathroom and a garage downstairs.

The property benefits from a chimenea on both sitting and living rooms, air conditioned, electric wall wall-mounted radiators, a private swimming pool a lock up garage and plenty of parking space inside the plot as well as entertaining area around the pool.

The property is ideal for someone who is looking for a freehold property on a sought-after area of Mojacar convenient for the beach and all the amenities and services. Viewings strictly by appointment only! To book a viewing appointment or to request more information about this property, please visit our office or contact us via phone or e-mail.

Approximate purchasing costs

Net price - €395,000
Purchase tax - €27,650
Land registry - approx. - €988
Notary fees - approx. - €1,185
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €36,500
Final Payment on completion - €355,500

Approximate running costs

Yearly council rates (IBI) - €688.18
Quarterly rubbish collection - €37.07

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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