





Villa

3 bedrooms

3 bathrooms

 211 m<sup>2</sup>

 1,021 m<sup>2</sup>

 Private

**REF: VHVL 2490**

## Mojacar Playa

**€425,000**

3 bed / 3 bath south facing detached Villa with unrestrictive sea views. The property also has a large private lock up garage and a separate workshop, large swimming pool, a secluded garden. All set on a large plot with some 1,000 mts<sup>2</sup> with plenty of parking and access from the front and back road. Located in one of the most sought-after areas on Mojácar Playa within a short walking distance to the beach, promenade and all amenities and services of the area.

The Villa has a built area of 233 mts<sup>2</sup> distributed between reception, large living room, dining room, bedroom, bathroom, and kitchen with a utility area on one level and 2 bedrooms, hallway and 2 bathrooms on the upper level. The property has several terraces, electric shutters and so on. The garage is big enough for a large car and offers plenty of more space for storage. There is also a separate large workshop. It benefits from a large south facing swimming pool with an enormous decking area with mountain and sea views making it ideal for entertaining. The southwest facing garden is completely secluded. The property can be accessed from the front road via a flight of stairs next to the garage or completely step free from the upper road where there is also parking. Viewings strictly by appointment only!

### Approximate purchasing costs

Net price - €425,000  
 Purchase tax - €29,750  
 Land registry - approx. - €1,063  
 Notary fees - approx. - €1,275  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €39,500  
 Final Payment on completion - €382,500

### Approximate running costs

Yearly council rates (IBI) - €796.62  
 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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