




Villa

6 bedrooms

3 bathrooms

 228 m²

 520 m²

 Private

REF: VHV L 2510

Mojacar Playa

€599,000

Large east facing 6-bed / 3-bath well-kept Villa set on a large freehold plot in an exclusive and sought-after residential area of Mojacar Playa, around the corner from the main commercial centre, 2 major supermarkets, medical centre, the beach and all amenities and services.

This well-kept Villa is set on 4 levels and is comprised of a large entrance hall, living / dining room, large kitchen, hallway, double bedroom and family bathroom on the ground level; hallway and 2 double bedrooms on the 1st floor; semi-basement area with a large open plan, living room, sitting room and office, 3 double bedrooms, a bathroom and a storeroom; the roof terrace offers 360° views. The property also benefits from a double glass windows, built in wardrobes, several terraces, private garden, pool, built in BBQ, and so on.

The freehold plot where the property is built has an area of 516.59 mts² and a built area of 227.90 mts². The Villa also benefits from mains electricity and water as well as telephone and broadband services. The Villa is suitable for either full time living or simply a holiday place to unwind.

Those looking for a holiday home can also benefit from the extra income that could be generated from holiday lettings as this Villa is on an exclusive and sought-after area of Mojacar Playa.

Approximate purchasing costs

Net price - €599,000

Purchase tax - €41,930

Land registry - approx. - €1,498

Notary fees - approx. - €1,797

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €56,900

Final Payment on completion - €539,100

Approximate running costs

Yearly council rates (IBI) - €672.42

Quarterly rubbish collection - €39.48

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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