




Villa

5 bedrooms

4 bathrooms

 218 m²

 403 m²

 Private

EPC Consumption: D

EPC Emissions: C

REF: VHVL 2522

Mojacar Playa

€485,000

South facing, desirable 4-bed / 3-bath villa with private swimming pool and an adjoining self-contained 1 bed apartment. Situated in a secluded area of Mojacar Playa with stunning sea and mountain views only a few minutes' walk from the sea, the beach bars and Mojacar Playa's amenities.

This beautifully well-maintained villa is distributed on various levels as follows: car port, garage and pool house on the ground floor; external steps lead to level 1 with the swimming pool, pool decking with an area with a retractable awning for shade when needed; a large side terrace leads to the self-contained apartment and also to some external steps leading to the levels 2 and 3 of the property. The main part of the property at this level is accessed by bi-folding glass doors leading to a large seating area and a very large open plan ultra-modern kitchen / dining room with an island and breakfast area, an utility / laundry area, children's play room at the back, reception area, cloakroom and a separate formal seating room. This room has a fireplace with big windows overlooking the pool area and French windows back into the open plan seating room / kitchen / diner area. From the reception area there is also an internal staircase leading to the middle floor with a reception / landing area, a family bathroom, two double bedrooms both of which access a huge wrap around south and west facing terrace with bar and entertaining area accessed also from the external staircase from either of the below or above levels. From the landing and reception at this level there is another internal staircase leading to another landing and reception area with a family bathroom, 2 double bedrooms one of which is currently being used as a dressing room. From the reception and landing area at this level one can also access an upper terrace with a car port and another external stairwell leading to the roof terrace with 360° views.

The freehold plot has 402,65 mts² with an L shape private swimming pool. The approximately total built area for the property on its three levels is 218.10 mts², with 335.80 mts² of terraces and 57 mts² of solarium. This is a child friendly family home with lots of extras such as non-slip tiles throughout the swimming pool, pool decking, terraces on level 1 and 2, open plan kitchen and sitting area. It benefits from modern bathroom with lighting and sounding system operated by Bluetooth connection, gas central heating throughout, parking for several cars, etc. The villa also benefits from mains electricity and water as well as telephone and broadband services. This villa is suitable for either full time living or simply a luxurious 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 in an exclusive and sought-after area of Mojacar Playa with lots of bedrooms and entertaining area. In summary this impressive villa is a short walk to the sea front, bars, restaurants, and shops of Mojacar Playa, where you will also find a promenade and Mojacar Playa's renowned blue flag sandy beaches. Virtual viewing is also available.

Approximate purchasing costs

Net price - €485,000
Purchase tax - €33,950
Land registry - approx. - €1,213
Notary fees - approx. - €1,455
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €45,500
Final Payment on completion - €436,500

Approximate running costs

Yearly council rates (IBI) - €677.80
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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