



Villa
 5 bedrooms
 4 bathrooms
 🏠 586 m²
 🏠 742 m²
 🏠 Private

REF: VHVL 2539

Mojacar Playa

€700,000

Modern Mediterranean style 1st line golf Villa with private pool in the Marina de la Torre Golf Resort in Mojacar Playa. The property has 585.84 mts² built and the shell is complete including the installation of underflooring heating, ducted air conditioning and the lift which runs from the basement all the way to the rood terrace. The shell of the swimming pool and the walls are also in place. The property is being sold at its current level of construction giving the purchasers the opportunity to bring in their own team of professionals and choose their own carpentry, flooring, kitchen, light fittings and so on.

The property is comprised of a 213.18 mts² basement; 208.26 mts² ground floor comprised entrance hall, lounge and dining room, kitchen, utility room, 2 bedrooms, 2 bathrooms and terraces; 139 mts² 1st floor comprised of a sitting room, 3 bedrooms and 2 bathrooms and terraces; and a 29.40 mts² built area on the 2nd floor which was originally thought as an area for a Jacuzzi with a bar surrounded by the roof terrace but obviously it can be made into anything. In fact, the floor plans that are being published can change internally to suit the new owner's taste and lifestyle.

This Villa when completed will be one of the most envied luxury Villa in the area as it enclaved in one of the best locations of Marina de La Torre with clear and forever views of the golf course and the sea in the background. Virtual viewing is available.

Approximate purchasing costs

Net price - €700,000
 Purchase tax - €49,000
 Land registry - approx. - €1,750
 Notary fees - approx. - €2,100
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €67,000
 Final Payment on completion - €630,000

Approximate running costs

Yearly council rates (IBI) - €452.03
 Monthly community fees - €105.00

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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