



#### Villa

3 bedrooms

3 bathrooms

 226 m<sup>2</sup>

 500 m<sup>2</sup>

 Private

**REF: VHVL 2545**

## Mojacar Playa

**€520,000**

Large southwest facing, 3-bed / 3-bath secluded villa with private swimming pool, jacuzzi and BBQ area all set in a tranquil cull-de-sac in the Vista Los Angeles area of Mojacar Playa with stunning mountain views. The property also benefits from a large lockup garage and a roof terrace with 360° views and is only a few minutes' walk from the sea, the beach bars and Mojacar Playa's amenities.

This well-proportioned villa is built on a freehold plot of 500 mts2 and has a built area excluding the terraces, porches and patios of 225.70 mts2 distributed as follows: reception, living / dining room with a lovely double height ceiling, separate kitchen, ensuite bedroom, a second bathroom with a shower and a garage on the ground floor and lounge, reception, 2 double bedrooms and a family bathroom on the upper level. Apart from the several terraces on both the ground and first floor levels, the villa also benefits from a private swimming pool with a large pool decking area ideal for entertaining, a jacuzzi, BBQ area, a large underground storage area on the pool side and a roof terrace offering 360° views. 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 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 a large 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. Can be sold furnished subject to a separate negotiation. Virtual viewing is also available.

#### Approximate purchasing costs

Net price - €520,000  
Purchase tax - €36,400  
Land registry - approx. - €1,300  
Notary fees - approx. - €1,560  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €49,000  
Final Payment on completion - €468,000

#### Approximate running costs

Yearly council rates (IBI) - €796.61  
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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