




Villa

4 bedrooms

3 bathrooms

 362 m<sup>2</sup>

 901 m<sup>2</sup>

 Private

**REF: VHMx 2667**

## Mojacar Playa

**€630,000**

Sensational villa with pool and integrated garage for sale in Mojacar, Almeria, Andalusia with stunning views of the mountains and the sea in the distance.

### Overview

Casa Lilly is a large, impressive property built on 3 levels: garage and massive under build, ground floor with living areas and kitchen, first floor with bedrooms and terraces. The ground floor has access to the pool and gardens on one side, another terrace and gardens on the other side and internal stairs that lead down to the basement and garage, as well as external stairs leading down to the garage and driveway. The villa has spectacular views of Mojacar Pueblo, the Sierra Cabrera mountain range and the Mediterranean sea. It is on the edge of the urban area and benefits from having no neighbours on one side. In 2 minutes by car you can be at the beach or in the village and yet you are in a tranquil, residential area.

### Layout

First floor: There are three large, double bedrooms all with ensuite bathrooms and dressing rooms. The master bedroom is very bright and has a domed ceiling with patio doors opening onto a beautiful south facing terrace with gorgeous views. There are several wardrobes located in a dressing room area which provides plenty of space for storage. The ensuite bathroom has a bath and unusually benefits from windows on either side, making it extra light. The other two bedrooms are also spacious doubles, with ensuite bathrooms with walk-in showers and windows for light and ventilation. One of these bedrooms has a balcony overlooking the pool and garden.

Ground floor: There is a large open plan living – dining room, kitchen, cloakroom / WC, office and covered terrace. The living - dining room has a fireplace and a balcony that overlooks the driveway with views of the mountains. There is access from the living room to the covered terrace by the pool. The fully fitted and equipped kitchen has a hatch opening onto the dining area and windows looking out to the pool. There are black granite work tops, integrated wall oven, microwave, electric hob, dishwasher and fridge – freezer. There is a breakfast table and chairs and access to the large pantry. On this level there is an office as well as a utility room which has a door directly to the garden.

Basement: Internal stairs take you down to the huge basement that is a bedroom / office and storage space with plenty of shelving plus another cloakroom/ WC. There is also the integrated garage with an

electric door.

Sale includes: PVC windows throughout the property, all with mosquito blinds.

External areas: Swimming pool. Gardens surrounding the villa. Covered terrace next to the pool providing alfresco dining all year around. At the side of the villa is another garden area with table and chairs which offers an excellent shaded area for dining in the summer months. There is a feature waterfall here too making this part of the garden feel fresh and cool.

Option: There is the option to buy 1 or 2 extra plots of land in addition to the villa. Please ask for further details.

#### Location

For the exact location please click on "enlarge button" to see on Google maps, above right. 900 metres to the beach or a 12 minute walk. Shops, banks, supermarkets etc are a 5 minute drive away.

#### Airports

Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

#### 4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

#### About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

#### Approximate purchasing costs

Net price - €630,000  
Purchase tax - €44,100  
Land registry - approx. - €1,575  
Notary fees - approx. - €1,890  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €60,000  
Final Payment on completion - €567,000

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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