



Villa

4 bedrooms

3 bathrooms

 190 m<sup>2</sup>

 Communal

EPC Consumption: E

EPC Emissions: E

**REF: VHV L 2668**

## Mojacar Playa

**€390,000**

Frontline golf - detached 3-bed / 2-bath Villa plus independent annex with garage in Mojácar Playa. Great opportunity to purchase a well/appointed 3-bed / 2-bath Villa right on the edge of the golf course in Marina de la Torre, Mojacar Playa within a 1-minute walk to the sea. The Villa has a built area of 189,50mts<sup>2</sup> distributed between a large basement area that houses an independent annex with its own kitchen and bathroom, plenty of living and storage area and a separate massive lock up garage and store room; ground floor with an entrance hallway, a large dining room, a sitting / living room with wood burner; a large open plan kitchen, a double bedroom, a bathroom and stairwell leading to the upper and lower levels; and 1st floor with 2 double bedrooms, a hallway and a family bathroom. The Villa also has massive terraces totalling 44.05mts<sup>2</sup> on the lower and upper level facing the golf course - the upper terrace also has great sea views. The Villa also benefits from an additional 225.10mts<sup>2</sup> of land which surrounds the property – this has been completely terraced by the existing owners. The property benefits from ducted air conditioning (hot and cold), double glazed windows throughout. This Villa really is an ideal full-time residence or a holiday home, especially for the golf enthusiast. The resort where it is located has a private outdoor swimming pool and a year-round gymnasium. This property is likely to sell very quickly so an early viewing is highly recommended to avoid disappointment.

It is a 2-minute drive to Garrucha and 5 minutes' drive to either the main shopping centre in Mojacar Playa or Mojacar Village up in the hill. As well as Marina de Torre golf course which is at its door step there are also other golf courses nearby namely Valle del Este and Desert Springs. The Airport of Almeria is within no more than 45 minutes' drive, Corvera Airport in Murcia is about 1.1/2 hour drive and Alicante Airport 2 hours' drive. For more information please visit our office or contact us by phone or e-mail. Virtual viewing available.

### Approximate purchasing costs

Net price - €390,000

IVA - 10% - €39,000

Land registry - approx. - €975

Notary fees - approx. - €1,170

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €36,000

Final Payment on completion - €351,000

### Approximate running costs

Yearly council rates (IBI) - €532.08

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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