



Villa  
4 bedrooms  
3 bathrooms  
🏠 167 m<sup>2</sup>  
🏠 2,501 m<sup>2</sup>  
🏠 Private

**REF: VHVL 2681**

## Mojacar Playa

**€700,000**

Great opportunity to purchase a large Villa set on a 2501 mts<sup>2</sup> and at a mere 200 meters from the sea, promenade and all services and amenities in the wide and sandy Las Ventanicas beach, Mojacar Playa.

The property is in need of total refurbishment including a new roof. It has a usable area of 167 mts<sup>2</sup> distributed between a round porch surrounding the property, living / dining room, kitchen, 4 bedrooms, 2 baths, 1 cloakroom, and a garage. The swimming pool also needs a complete revamp.

The area not used by the property has a large overgrown garden that will also need attention to. Due to the size of the plot and the proximity of the wide sandy beach of Las Ventanicas this is a great opportunity for those either looking for a large property completely secluded and being prepared to bring the property to its former glory or someone looking to segregate the plot to further develop them.

For more information please visit our office or contact us via phone or e-mail.

### 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) - €1,451.19  
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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