





Villa

3 bedrooms

3 bathrooms

 216 m²

 1,024 m²

 Private

EPC Consumption: F

EPC Emissions: E

REF: VHVL 2686

Mojacar Playa

€549,000

South facing, very desirable 3-bed / 2.1/2 bath detached villa with private swimming pool and garage on a freehold plot of 1,023 mts2 set in a secluded area of Mojacar Playa with stunning mountain views and only a few minutes' walk from the promenade, the sea, the beach bars and Mojacar Playa's amenities.

This beautifully well-maintained villa is distributed between a porch, large lounge / sitting room with French windows leading to the pool area, a cloakroom with a toilet, large top of the range fully fitted and well-equipped kitchen with an island, utility area and granite work top and splashback, separate dining room, hallway leading to a modern family bathroom with a shower and two double bedrooms both with fitted wardrobe and French windows leading directly to the pool and garden area, stairwell leading to the main en suite which is massive. This large bedroom has an equally large modern bathroom with shower and a separate large dressing area as well as its own massive private terrace. The Villa benefits from central heating throughout and there are split air conditioning units fitted on the lounge, and 2 of the bedrooms. The chimney is dual face and so it provides heat to both the lounge and dining room. Outside there are 5 separate storage rooms and a lockup garage. The total built area of the property is 215.76 mts2. The large plot 1,023 mts2, which is twice the average size for a Villa in Mojacar, is accessed through an electronically operated gate. The ground is extremely well-kept and benefits from an established garden and a large private pool with a water surface of 32.35 mts2.

Being at the end of a cul-de-sac with the plot fully walled gives the property and its residents / visitors an extra sense of security and peacefulness and also makes the property a child friendly family home. Within the large grounds there are parking for several cars, etc. 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 a luxurious holiday place to unwind.

Those looking for a holiday home could also, if they want to, earn 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 lots of private 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. Virtual viewing is also available.

Approximate purchasing costs

Net price - €549,000

Purchase tax - €38,430
Land registry - approx. - €1,373
Notary fees - approx. - €1,647
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000

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Remainder of deposit to 10% - €51,900
Final Payment on completion - €494,100

Approximate running costs
Yearly council rates (IBI) - €757.96

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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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