





Villa

5 bedrooms

5 bathrooms

 332 m²

 1,010 m²

 Private

EPC Consumption: E

EPC Emissions: E

REF: VHVL 2695

Mojacar Playa

€749,000

Southeast facing, very desirable 5-bed / 4.1/2 bath detached villa with magnificent sea and mountain views, private swimming pool with a sunken bar, double garage. On a freehold plot of 1,010 mts2, set a few minutes' walk from the promenade, the beach of El Lance, and all the facilities on Mojácar Playa.

This beautifully well-maintained villa is set on three levels, distributed between a 52.97 mts2 double garage at street level; a few steps to the pool, entertaining, garden area and the villa itself. The large infinity edge pool has a water surface area of 56.28 mts2 and is installed with seating stools. Adjacent to it is a sunken bar, the area above the garage has been fitted with astroturf and has a large table tennis table. The rest of the plot surrounding this large property has an established garden and various terracing areas providing sun or shade at any given time. The ground level of the villa has a large, covered L shaped terrace facing the pool with great sea and mountain views due to its elevated position. The porch that leads to the pool and garden can be accessed internally from both the dining and sitting rooms. The ground floor of the villa has a total built area of 164.32 mts2 and is distributed between a large entrance hall, living room, dining room, sitting room, fully fitted and well-equipped kitchen, office, cloak room with toilet, bedroom, stairwell to the upper level, laundry area and a patio. Upstairs it has a built area of 114.76 mts2 and is distributed between hallway, 4 en suite bedrooms and a seating area in the mezzanine. This level also has a large wrap around terrace and a covered snug area all offering 360° views. The panoramic views that this villa commands from all levels of the property are just breathtaking which coupled with its proximity to the beach make this villa a rare find in Mojácar.

Apart from the sheer size of the property, its excellent condition, features and comfort, the great sized infinity pool, double garage, gas central heating, chimney, air conditioning and so on, the location of the property in relation to the sea front together with its larger than average plot and the sea and mountain views that it commands as well as the privacy it provides makes this villa truly unique simply because its location and unobstructed and established sea views cannot be added to a property it either has or it hasn't.

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 Mojácar Playa with lots of private entertaining area. In summary this impressive large Villa with great and unobstructed

sea and mountain views is a very short walk to the sea front, bars, restaurants, and shops of Mojácar Playa, where you will also find a promenade and Mojácar Playa's renowned blue flag sandy beaches. Virtual viewing is also available.

Approximate purchasing costs

Net price - €749,000
Purchase tax - €52,430
Land registry - approx. - €1,873
Notary fees - approx. - €2,247
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €71,900
Final Payment on completion - €674,100

Approximate running costs

Yearly council rates (IBI) - €1,303.01
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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