





Villa

4 bedrooms

4 bathrooms

 340 m<sup>2</sup>

 710 m<sup>2</sup>

EPC Consumption: F

EPC Emissions: E

**REF: VHVL 2696**

## Mojacar Playa

**€999,999**

Large east facing 4-bed / 4-bath frontline Villa set on a freehold plot across the road from the beach and with all services and amenities nearby.

The freehold frontline plot where the Villa is located measures 710 mts<sup>2</sup> and has a total built area of 340 mts<sup>2</sup> distributed as follows: ground floor: covered terrace with a bar area, a very large open plan reception / celebration hall with a bathroom – due to the sheer size this space could be converted into another property. At this level there is also a large lobby with doors to the back patio / courtyard and with a stairwell leading to the upper level. The courtyard has a built in BBQ, storeroom and toilet. At the ground level there is also a double big enough for two cars. The upper level is divided between an entrance hall, bedroom, kitchen with laundry area, utility area and cloakroom, a large living / dining room with great sea views, large sea facing terrace, hallway, 3 double bedrooms with fitted wardrobes and their own terraces and 2 bathrooms. The massive roof terrace offers 360° views and is accessed via an exterior flight of stairs starting from the terrace off one of the bedrooms. The property also benefits from a chimenea in the lounge, fitted ceiling fans, several terracing areas, etc.

The Villa is suitable for either full time living or simply a holiday place to unwind or due to its location it could even be converted – subjected to planning - to a commercial property due to its central location. Those wishing a private swimming pool could also have one installed as there is ample space for one to be built on the plot subject to the relevant planning permissions, etc. Virtual viewing is also available.

### Approximate purchasing costs

Net price - €999,999  
 Purchase tax - €70,000  
 Land registry - approx. - €2,500  
 Notary fees - approx. - €3,000  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €97,000  
 Final Payment on completion - €899,999

### Approximate running costs

Yearly council rates (IBI) - €811.43  
 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.

[info@veritashomes.co.uk](mailto:info@veritashomes.co.uk)

+34 950 472 430

<https://veritashomes.co.uk/2696>

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

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