



Villa

6 bedrooms

4 bathrooms

 267 m²

 466 m²

REF: VHVL 2701

Mojacar Playa

€399,999

6-bed / 4-bath well-kept Villa set on a freehold plot of 466 mts2. The property was purposely built as two identical semi-detached Townhouse with a total built area of 267 mts2 distributed on two levels. Each property is comprised of a large covered terrace, hallway followed by a lounge/sitting room, downstairs cloakroom with toilet (one of them also have a shower), kitchen with granite worktop and a separate dining room on the ground floor. The stairwell leading to upper floor starts at the hallway. The upper level is comprised of a landing, family bathroom and 3 double bedrooms all with access to a large terrace. Each property has their own private pedestrian and car entrance, front, side and back terraces all completely tiled, built in BBQ and store room.

Both properties are in a very good condition with absolutely nothing needed doing. They benefit from top quality marble floors, tiling and stairs, all windows and doors are made of proper wood, etc. The beach is across the road and the bus stop, bars and restaurants are all around the corner. It is located on a nice asphalted road in a sought-after residential area within walking distance to the commercial centre, doctor's surgery, school, etc. It is connected to mains electricity, water, sewerage as well as telephone and broadband services with fiber optics. The Villa is ideal for 2 families either part of the same family or close friends and is suited for either full time living or simply as holiday place to unwind. Those looking for a holiday home can also benefit from the extra income that could be generated from lettings of one or both properties. Virtual viewing is available.

Approximate purchasing costs

Net price - €399,999

Purchase tax - €28,000

Land registry - approx. - €1,000

Notary fees - approx. - €1,200

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €37,000

Final Payment on completion - €359,999

Approximate running costs

Yearly council rates (IBI) - €677.55

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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