


Villa

3 bedrooms

2 bathrooms

 125 m²

 200 m²

 Private

REF: VHVL 2702

Mojacar Playa

From €294,000

Development made of 8 brand new detached Villas in the heart of Mojacar Playa a short walk to the commercial centre and the sea. There are 7 identical detached Villas built on ground and first floor and 1 Villa built on ground the floor and with a basement. Prices start from €294.000 for the Villas 1-7 (ground and 1st floor) and €564.000 for the Villa 8 ground floor plus basement and private pool. The prices are exclusive of VAT and all other costs related to a property purchase.

The identical villas 1-7 are built on a 200 mts² freehold plot with 125 mts² built on two levels plus terrace, parking for 2 cars and garden. They are comprised of main bedroom with en suite bathroom plus 2 double bedrooms and a family bathroom on the ground floor; stairwell leading to the upper level and then a lounge & dining room, kitchen and cloakroom with a toilet. The lounge at the upper level opens out to a 17 mts² terrace and the ground floor benefits from a 40 mts² front garden plus a 33 mts² side area designated to the parking of 2 cars.

The large Villa 8 has a freehold plot size twice as big and has a built area of 155 mts² on one level plus 122 mts² of terrace, 90 mts² of garden and a pool as well as a basement area of 161 mts². Internally the Villa is comprised of entrance hall, lounge / dining room and kitchen, cloakroom with toilet, hallway, main bedroom with ensuite bathroom and dressing room, 2 double bedrooms and a family bathroom; internal stairwell leading to the massive garage on the basement. The property is surrounded by terraces, garden and a swimming pool.

The work on the site is scheduled to start as soon as 50% of the properties are sold and the payment structure are as follows:

€10.000 Inclusive of VAT upon reservation; Once the 50% benchmark has been achieved and the promotor has secured finance for the project the purchasers will be required to pay a further 10% of the sale price plus VAT; this will be followed by another 20% plus VAT split in 4 instalments the 1st within 6 months from the start the building and the structure has been erected, 2nd within 10 months and the walls have been erected; the 3rd within 15 months and roof had gone in and the 4th once the building is completed. The building is scheduled to complete within 24 months from the start of the works. The remainder of the price will be paid upon completion once the first occupation licence has been issued.

For further information including building specifications please consult our office.

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €26,400

Final Payment on completion - €264,600

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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