




Villa

3 bedrooms

2 bathrooms

 125 m<sup>2</sup>

 200 m<sup>2</sup>

 Private

**REF: VHVL 2702**

## Mojacar Playa

**From €339,000**

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 (nos. 1 to 7) and 1 Villa built on ground the floor and with a basement (no. 8). The 1st Phase which is being sold now is comprised of 4 identical Villas (nos. 1 to 4) and from those only 2 remain available. Villa no. 3 for €339.000 and Villa no. 4 for €344.000. Villas (nos. 5 to 8) have not yet been released on the market. The prices are exclusive of VAT and all other costs related to a property purchase.

The identical villas (nos. 1-7) are built on a 200 mts<sup>2</sup> freehold plot with 125 mts<sup>2</sup> 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 mts<sup>2</sup> terrace and the ground floor benefits from a 40 mts<sup>2</sup> front garden plus a 33 mts<sup>2</sup> side area designated to the parking of 2 cars.

The large Villa (no. 8) has a freehold plot size twice as big and has a built area of 155 mts<sup>2</sup> on one level plus 122 mts<sup>2</sup> of terrace, 90 mts<sup>2</sup> of garden and a pool as well as a basement area of 161 mts<sup>2</sup>. 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.

Building scheduled and payment structure are as follows:

€10.000 Inclusive of VAT upon reservation; The start of the building is predicted for middle 2025 as soon as the promotor has secured finance for the project. At the start of the construction the purchasers will then be required to pay a further 12.5% of the sale price plus VAT; this will be followed by the balance of the 30% deposit 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 (70% + VAT) 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% - €30,900

Final Payment on completion - €305,100

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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