





Villa

4 bedrooms

3 bathrooms

 351 m²

 1,000 m²

 Private

REF: VHMx 2707

Mojacar Playa

€725,000

Large villa for sale with fabulous sea views on Mojacar Playa in Almeria, Andalusia with a pool and large terraces.

Overview:

Located on the hills of Mojacar Playa, this large villa has expansive terraces that offer panoramic sea views and spacious rooms throughout. The villa is in need of updating and modernising. The plot measures 1000m² and provides a pool area and garden. The villa itself offers plenty of space at 351m² of built area and this is noticeable in terms of the sizes of all the rooms.

Layout:

This villa unfolds over three levels:

- **First Floor:** The three expansive bedrooms each feature ensuite bathrooms adorned with quality marble tops, heated towel rails, and double basins. The master suite stands out, offering a generously sized dressing room with mirrored wardrobes and a terrace with breathtaking sea views. The other two bedrooms are equally spacious with built-in wardrobes.
- **Ground Floor:** Going through the front door on this level, there is a large entrance hall with a guest cloakroom on the right hand side. To the left, there is a country-style kitchen adorned with wooden units and granite countertops. There are plenty of cupboards for storage. A door opens directly to the side of the property where there is a utility patio and another door opens onto a utility room with more storage cupboards and access to the garden. Moving along, two sitting rooms and two dining rooms — tailored for both summer and winter use — encircle a central staircase, giving a seamless flow to the space. The main living area, complete with a cozy wood-burning stove, opens up to a covered terrace with a sea view backdrop.
- **Semi-Basement:** Internal stairs lead down to a fourth bedroom, a home office, or a den, this floor caters to your needs. An external door offers direct garden access, and an additional separate storeroom ensures that there is plenty of extra room.

External Areas:

Parking for cars is in the driveway. The pool area is tiled as are all the terraces. Amazing sea and coast views from all angles.

Included in the Sale:
Partially furnished.

Location

For the exact location please click on "enlarge button" to see on Google maps, above right. Just 5 minutes by car, and you're at the beach.

Airports

Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

Approximate purchasing costs

Net price - €725,000
Purchase tax - €50,750
Land registry - approx. - €1,813
Notary fees - approx. - €2,175
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €69,500
Final Payment on completion - €652,500

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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