





Villa

3 bedrooms

3 bathrooms

 210 m²

 550 m²

 Private

EPC Consumption: G

EPC Emissions: G

REF: VHV L 2720

Mojacar Playa

€350,000

South-East facing Villa on a freehold plot of 550 mts2 with 210.25 mts2 built distributed between a very desirable 2-bed / 2 bath detached villa with private swimming pool and a roof solarium with 360° views; a 1 bedsit Independent Apartment; and a separate studio. The property is set on crescent on Mojácar Playa offering sea and mountain views and only a few minutes' walk from the commercial centre, the sea, the beach bars and all Mojácar Playa's amenities and services.

This established and well-maintained villa is distributed between a covered porch, a large lounge / sitting room with a fireplace and with French windows leading to sea facing terrace, dining room, fully fitted and well-equipped kitchen with granite worktop and with a separate laundry / utility area, a hallway leading to a bedroom with ensuite bathroom and built in wardrobes, a family bathroom and the 2 second double bedroom also with built in wardrobes. The main Villa has 139 mts2 built. Additionally, there is also an independent apartment with 38.25 mts2 which is comprised of a living / dining room / kitchen, separate double bedroom and a bathroom; and a 33 mts2 detached studio which could be converted into a double garage or yet a second independent apartment. On the grounds of the freehold plot there is a swimming pool and several terraced areas. The access to the 360° views roof terrace is via the terrace at the back of the property through an easy to climb stairwell. From the back there is also a pedestrian gate with direct access to the countryside. The property is in really good order throughout, has an oil-fired central heating, solar panels for hot water, an easy to maintain garden as well as a covered car port, etc.

Being at the end of an urbanised area and with the plot fully walled gives the property and its residents / visitors an extra sense of security and peacefulness and also makes the property a child friendly family home with direct access to the countryside. Within the grounds of the Villa as well as a car port there are parking for several cars, etc. The villa also benefits from mains electricity and water as well as telephone and broadband services. This villa is suitable for either full time living or simply a holiday place to unwind.

Those looking for a holiday home could also, if they want to, earn the extra income that could be generated from holiday lettings as this villa is in an exclusive and sought-after area of Mojácar Playa with lots of private entertaining area and as well as offering an extra independent apartment already there is the possibility to convert the studio into a second apartment. In summary this impressive villa is a short walk to the sea front, commercial centre, bars, restaurants, and shops of Mojácar Playa, where

you will also find a promenade and Mojácar Playa's renowned blue flag sandy beaches. Virtual viewing is also available.

Approximate purchasing costs

Net price - €350,000
Purchase tax - €24,500
Land registry - approx. - €875
Notary fees - approx. - €1,050
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €32,000
Final Payment on completion - €315,000

Approximate running costs

Yearly council rates (IBI) - €546.74
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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