





Villa

4 bedrooms

5 bathrooms

 611 m²

 1,382 m²

 Private

EPC Consumption: E

EPC Emissions: E

REF: VHVL 2737

Mojacar Playa

€850,000

Southeast facing, very desirable and well-kept 4-bed / 4.1/2 bath detached Villa with private swimming pool and garage with a total built area of 610.75 mts2 on a freehold plot of 1,381,56 mts2 set in a sought-after residential area of Mojácar Playa with stunning sea and mountain views and only a few minutes' walk from the promenade, the sea, the beach bars and all of Mojácar Playa's amenities.

This beautifully well-maintained villa is distributed between entrance hall, large lounge / sitting / dining room with French windows leading a large east facing terrace and the pool area, an equally large fully fitted and well equipped kitchen also with direct access to the terrace, a guest toilet, large hallway, 3 double bedrooms with en suites, a laundry room and a storage room on the ground floor; up the stairwell there is the 4th ensuite bedroom; and down there is a semi-basement with natural light where there is a garage and two separate areas all with independent access and ready to be converted into 2 apartments or simply more living spaces, game area, etc. The Villa benefits from ducted air conditioned (hot and cold), central heating, all bedrooms have built in wardrobes and the Villa is surrounded by terraces on all its levels. The private plot is walled, and pedestrian and vehicle gates are operated by remote control. The drive is big enough for 10 or more cars, the pool and pool decking area is completely secluded, the garage on the same basement area is also operated by remote control and is big enough for several cars and so on.

This versatile Villa can be a child friendly family as well as ideal for entertaining due to its large grounds and terraced areas. The property 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 large luxurious 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 which is a key aspect for wealth groups looking for short-term rental to spend their holidays. In summary this impressive villa is a short walk to the sea front, 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 - €850,000

Purchase tax - €59,500
Land registry - approx. - €2,125
Notary fees - approx. - €2,550
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000

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<https://veritashomes.co.uk/2737>

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Remainder of deposit to 10% - €82,000
Final Payment on completion - €765,000

Approximate running costs

Yearly council rates (IBI) - €1,862.30

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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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