





Villa

3 bedrooms

2 bathrooms

 123 m²

 694 m²

EPC Consumption: D

EPC Emissions: D

REF: VHVL 2750

Mojacar Playa

€445,000

Large South facing 3-bed / 2-bath extremely well-kept Villa with a hot tub as well as plenty of space for a pool set on a large freehold plot in an exclusive and sought-after residential area of Mojacar Playa, within a very short walking distance to the beach and all amenities and services.

This well-kept Villa which has been recently redecorated is set on one level and is comprised of a large entrance hall, living room with a wood burner, dining room, 3 bedrooms, 1 full bathroom and 1 shower room, kitchen, storeroom, and terraces. The property also benefits from a roof solarium offering sea and mountain views. The solarium is accessed via an external stairwell.

The freehold plot where the property is built has an area of 694 mts² and a built area of 122.65 mts². The Villa also benefits from gas central heating, mains electricity and water as well as telephone and fibre optics. The Villa is suitable for either full time living or simply a holiday place to unwind. The current owners have installed a hot tub in one corner of the extensive garden and those wishing to have a private swimming pool there is ample space for one to be built on the plot subject to the relevant planning permissions, etc. The beach is a 2-minute walk.

Those looking for a holiday home can also benefit from the extra income that could be generated from holiday lettings as this Villa is on an exclusive and sought-after area of Mojácar Playa.

Approximate purchasing costs

Net price - €445,000
 Purchase tax - €31,150
 Land registry - approx. - €1,113
 Notary fees - approx. - €1,335
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €41,500
 Final Payment on completion - €400,500

Approximate running costs

Yearly council rates (IBI) - €595.83
 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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