




Villa

3 bedrooms

3 bathrooms

 233 m²

 Communal

EPC Consumption: E

EPC Emissions: E

REF: VHVL 2751

Mojacar Playa

€345,000

Comfortable 3-bed / 3-bath linked Villa benefiting from fantastic views and with a number of numerous outdoor terraces. The property is without question one of the best locations of "Las Casas de la Loma" buildings which is set in the heart of the Macenas Resort. The development is set out in the style of an Andalusian village. Following the contours of the hillside facing the sea, its white houses are interspersed with open spaces with community swimming pools and gardens, beach club with restaurant and other services, and so on.

The property including its various terraces has a total area of approx. 233.37 mts² distributed on 3 levels plus the roof terrace.

Lower level - garage, large storeroom and stairwell leading to the upper level.

1st level – landing, double bedroom, toilette and shower, open plan fully fitted kitchen with breakfast bar and living / dining room and stairwell leading to the 2nd level. Also at this level there are a very large L shaped west facing terrace which is accessed from the lounge and bedroom as well as a south facing terrace which is accessed from the kitchen and leads to the large sheltered communal swimming pool.

2nd level – landing, master bedroom with an en-suite bathroom and its own private west facing terrace, double bedroom with a Juliet balcony, toilet and shower as well as another west facing terrace off the landing. The external stairwell that leads to the solarium offering 360° views starts from this terrace.

The internal built area of the property excluding the garage, storeroom and all its terraces is approx. 110.25 mts². The property is in an extremely good condition and has full inbuilt ducted inverter air conditioning providing both efficient cooling for the summer and heat to take the chill out of the winter nights. It is also fitted with individual split air conditioning units in the bedrooms to provide localised cold and hot air as needed as opposed to the whole house. The property also benefits from mains gas. It also features inbuilt roller shutters (some of which are electrically powered) on all doors/windows meaning the property is very secure when not occupied.

The quality of the resort where the property is located speaks for itself, simply the best of its kind on the margins of the Mediterranean Sea. If you do not want to lose out phone us straight away to book a viewing appointment because this property will be sold very quickly. The amenable asking price

represents a fantastic value for money.

Macenas Beach, immediately in front of the development is a short 5-minute walk through the complex. Mojacar Playa is a 20 min walk away along the coastal path or a 5-minute drive, the old village of Mojacar Pueblo just a short drive away.

It also has good access to 3 major airports. Almería being a 45-minute drive away, Murcia just over 1 hour and Alicante just over 2 hours.

Approximate purchasing costs

Net price - €345,000
Purchase tax - €24,150
Land registry - approx. - €863
Notary fees - approx. - €1,035
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €31,500
Final Payment on completion - €310,500

Approximate running costs

Yearly council rates (IBI) - €483.93
Quarterly rubbish collection - €39.48
Monthly community fees - €193.94

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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