

Villa
4 bedrooms
4 bathrooms
211 m²
Private
EPC Consumption: E
EPC Emissions: D

REF: VHVL 2847

Mojacar Playa

€560,000

Great opportunity to purchase a freehold 4 bed & 4 bath southeast facing linked Villa with private heated pool and sauna set on an exclusive 7-Villa complex in one of the most sought-after areas of Mojácar Playa with great sea and mountain views.
All in all, the property is set on 3 levels plus the roof terrace with 360° views and has a total built area of 210.73 mts2 distributed as follows:

Ground level: built area of 93.26 mts2 distributed between entrance hall, large dining and living room, equally large fully fitted and well-equipped kitchen, bedroom with an ensuite bathroom;
Level -1: built area 71.56 mts2 distributed between siting room, bedroom with ensuite bathroom, double bedroom walking in wardrobe, family bathroom;
Level 1: build area 45.91 mts2 distributed between a large bedroom with an ensuite bathroom and walking in wardrobe.

This property is incredibly private and very light and airy, and all three levels of the villa have large private terraces all offering unimaginable sea and mountain views. The lower terrace has a heated swimming pool, and the top terrace has an external staircase into the solarium with 360°views. The property also benefits from parking for two cars one of which is covered. Other benefits include swimming pool installed with both solar heating and electric heating systems, split air conditioning throughout, hot water for the kitchen and all 4 bathrooms provided by a solar heating system, small community – only 7 Villas in this exclusive complex, walking distance to the sea, the promenade and amenities, etc.

A great opportunity for someone who is looking for a large comfortable home but equally suitable for those looking for a luxurious holiday place or simply looking for an investment. For more information or to book a viewing appointment please visit our office or contact us by phone or e-mail. Virtual viewing is also available.

Approximate purchasing costs
Net price - €560,000
Purchase tax - €39,200
Land registry - approx. - €1,400
Notary fees - approx. - €1,680

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Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €53,000
Final Payment on completion - €504,000

Approximate running costs
Yearly council rates (IBI) - €667.30
Quarterly rubbish collection - €51.04
Monthly community fees - €88.25

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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