

Villa
8 bedrooms
8 bathrooms
962 m²
2,147 m²
EPC Consumption: A
EPC Emissions: A

REF: VHVL 2899

Mojacar

€950,000

Unique opportunity for a magnificent purchase. Property with a built area of 961.52 mt2 on a freehold plot with 2,146.50 mt2 of extension. The property that is being offered for sale is the place where the emblematic restaurant La Capilla operated in Las Alparatas, Mojácar just 5 minutes from the Mojácar Playa, Turre and Garrucha. Inside the finca there is a villa with garage, a restaurant and a hostel as well as a magnificent garden with views of Mojacar Village and the Sierra Cabera.

The Villa has 424.57 mts2 on two floors, the garage 44.92 mts2, the restaurant has 303.75 mts2 on the ground floor and is equipped with an industrial kitchen and industrial fridge, the hostel has 177.55 m2 on the top floor. In addition, there is a small storeroom with 10.73 m2. In the garden there is a pond with an extension of 21.60 m2.

Las Alparatas is a hamlet of Mojácar off the road from Garrucha to Turre. The Chapel that gives its name to the place was built in the nineteenth century and was then intended for the celebration of various ecclesiastical celebrations and today it is part of the restaurant. La Capilla is an ideal place where you can live, work, enjoy nature and disconnect from the rat race of city life.

The asking price for the freehold is 950.000,00 Euros plus costs.
Other costs related to this purchase are:
66.500,00 € Stamp duty at 7%
2.850,00 € Approximate Notary Office fees
2.375,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
1.021.725,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit the property please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is also available!

Approximate purchasing costs

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Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

Net price - €950,000
Purchase tax - €66,500
Land registry - approx. - €2,375
Notary fees - approx. - €2,850
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €92,000
Final Payment on completion - €855,000

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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