





Villa

8 bedrooms

8 bathrooms

 962 m²

 2,147 m²

EPC Consumption: A

EPC Emissions: A

REF: VHV L 2899

Mojacar

€750,000

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.

For additional information or to make an appointment to visit the property please visit our office or contact us by phone or email.

Approximate purchasing costs

Net price - €750,000

Purchase tax - €52,500

Land registry - approx. - €1,875

Notary fees - approx. - €2,250

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €72,000

Final Payment on completion - €675,000

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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