




Villa

5 bedrooms

6 bathrooms

 443 m²

 3,088 m²

 Private

EPC Consumption: D

EPC Emissions: C

REF: VHVL 2919

Mojacar

€799,950

5-bedroom Cortijo style Villa with a total built area of 443.27 mts² and a private heated pool with a water surface area of 34.17 mts² all set on a beautiful freehold plot on the outskirts of Mojácar measuring of 3,088 mts² with a secluded private garden and impressive views of Sierra Cabrera mountains. Mojácar Village is only 5 minutes away and Mojácar Playa with its restaurants and amenities 5 minutes further.

Overall, the built area encompasses 356.42 square meters, distributed within the main property. The property features a spacious reception area, followed by a 60 square meter lounge/seating/dining room with a log burner. It includes a large modern kitchen with an island, a hallway, two double bedrooms, study/single bedroom, bathroom, and a master bedroom equipped with a dressing room and an en suite bathroom. Both the lounge and master bedroom have direct access to a large, covered porch and a stone paved terraced area;

On the west side of the Villa past the kitchen there is a separate bright open plan breakfast room with folding patio doors, a laundry a cloakroom with a toilet and a separate apartment with its own sitting room / small kitchen and a bedroom with an en suite. This apartment can be used as an integral part of the main property or as a separate unit as it has its own access, terraces, etc.

The modern, solar heated swimming pool allows for a longer swimming season on its 34.17 mts² water surface. This area benefits from a large decking area. The small building housing the pool pump has a built area of 03.67 mts².

On the pool terrace there is an 83.18 mts² self-contained one-bedroom pool house with its kitchen/diner, bathroom and bedroom, outdoor w.c. and storeroom; The pool house also benefits from a sheltered outdoor kitchen area for outdoor dining and far-reaching panoramic views to watch the sunset.

The property has an integral professionally installed solar system with sufficient panels and battery storage for the property to run with little reliance on the mains supply. The property also benefits from mains water, fast internet connection which makes it ideal for those looking to work from paradise.

This large villa is comfortable inside and outside which makes it ideal also not just for living in full-time

or holidaying in luxury but also for entertaining. The views from the property are just magnificent. Those looking for privacy couldn't find a property more secluded than this Villa and yet being a short drive from Mojácar Pueblo and Mojácar Playa. The covered car port shelters 3 large cars and several more can be parked inside the freehold plot.

For more information or to book a viewing please visit our office or contact us by phone or e-mail. Virtual viewing is also available.

Approximate purchasing costs

Net price - €799,950
Purchase tax - €55,997
Land registry - approx. - €2,000
Notary fees - approx. - €2,400
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €76,995
Final Payment on completion - €719,955

Approximate running costs

Yearly council rates (IBI) - €495.74
Quarterly rubbish collection - €19.30

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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