





Villa

3 bedrooms

3 bathrooms

 211 m²

 1,021 m²

 Private

EPC Consumption: D

EPC Emissions: C

REF: VHVL 2920

Mojacar Playa

€695,000

Modern 3 bed / 3 bath south facing detached Villa with unrestrictive sea and mountain views. The property also has a large private lock up garage and a separate workshop, large swimming pool, a secluded garden. All set on a large plot with some 1,021 mts2 with plenty of parking and access from both the front and back road. Located in one of the most sought-after areas on Mojácar Playa within a short walking distance to the beach, promenade and all amenities and services of the area.

The Villa has a built area of 187 mts2 distributed between reception, large living room, dining room, bedroom, bathroom, and a fully fitted and well equipped kitchen with a utility area on one level and 2 bedrooms, hallway and 2 bathrooms on the upper level. The property has several terraces, electric shutters, electric gates, and so on. Additionally, it has a large lock up garage with 24 mts2 and therefore big enough for a large car and still offers plenty of space for storage. There is also a separate large workshop on the ground floor which could be easily incorporated to the property or be used for a separate annex with independent access.

The property benefits from a large south facing swimming pool with an enormous decking area with breathtaking mountain and sea views making it ideal for entertaining. The southwest facing garden is completely secluded. The property is a very short walk from the promenade, the beach and all the amenities that Mojácar has to offer, and it can be accessed from the front road via a flight of stairs next to the garage or completely step free from the upper road where there is also parking and an electric gate.

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 - €695,000

Purchase tax - €48,650

Land registry - approx. - €1,738

Notary fees - approx. - €2,085

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €66,500

Final Payment on completion - €625,500

Approximate running costs

Yearly council rates (IBI) - €865.41

Quarterly rubbish collection - €51.40

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.

REF: VHVL 2920

