




Villa

6 bedrooms

5 bathrooms

 447 m²

 1,100 m²

 Private

EPC Consumption: D

EPC Emissions: D

REF: VHVL 2944

Mojacar Playa

€699,000

Modern 6 bed / 4.1/2 bath south-east facing detached Villa with a private pool, garage for several cars, landscaped gardens and roof terrace with 360° views. All within 7 minutes walk to the beach and all amenities of Mojacar playa. The property is set on the sought-after residential area of El Palmeral and La Rumina and benefits from a large freehold plot with an area of 1.100 mts2 and a built area of 447 mt2s. It benefits from sea and mountain views.

The Villa's 447 mts2 built is distributed between:

Main Villa: GROUND FLOOR: covered terrace, large entrance hall, living / dining room, kitchen with direct access to a patio area, guest's toilet, hallway, 2 double bedrooms and a family bathroom and stairwell to the upper level; 1st FLOOR: landing, main bedroom with ensuite bathroom and dressing room, two further double bedrooms, family bathroom and large terrace with a stairwell to access the solarium where there is a roof terrace with 360° views.

Guest Apartment: open plan living / dining room / kitchen, bedroom and bathroom.

Semi-basement: a 168 mts2 open plan area with enough space to park several cars, used as storage area, or to be further developed into games room, cinema room, etc. This area has natural light. The rest of the 1.100 mts2 plot not taken by the building is distributed between a swimming pool with large decking, landscaped garden and further terracing.

All in all, a large family home but equally can be used as a very comfortable 2nd home to be enjoyed among family and friends or it can be made into a luxurious holiday rental business. This secluded property is a very short walk from beach and all the amenities that Mojácar has to offer. 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 - €699,000

Purchase tax - €48,930

Land registry - approx. - €1,748

Notary fees - approx. - €2,097

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €66,900

Final Payment on completion - €629,100

Approximate running costs

Yearly council rates (IBI) - €1,482.58

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.

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