

Villa
5 bedrooms
5 bathrooms
279 m²
3,969 m²
Private

REF: VHVL 2958

Mojacar Playa

€925,000

Large 4/5-bedroomed Cortijo style Villa with a total built area of 278.69 mts2 and a 10x7 meters southeastern facing private pool with a water surface area of 63.82 mts2 all set on a beautifully landscaped freehold plot in Las Marinas, Mojácar Playa with sea and mountain views, close to the beach, bars and restaurants, etc. and Mojácar Village, all of which are both less than 5 minutes' drive.

Overall the freehold plot measures 3,969,21 mts2 and within the total built area of the property there are: the main Villa set on an elevated position with sea and mountain views encompasses of 185.84 mts2, distributed within the main property. The property features a spacious lounge/seating room with a log burner, dining room, a cloakroom with toilet, a large fully fitted and modern kitchen with big enough for an extra table and chairs, hallway leading to en suite bedrooms. The Villa and all the rooms at this level are surrounded by terraces which are accessed from the lounge, bedrooms and kitchen and by the large 7x10 meters south facing private swimming pool and pool decking; the apartment on the lower part of the building can be accessed via an internal flight of stairs from the main Villa or completely independently from the landscaped grounds of the property. The built area of the apartment of 63.58 mts2 encompasses a lounge which can also be used as the occasional 5th bedroom, double bedroom, bathroom, kitchen and utility room. The remaining 29.27 mts2 of built area is distributed between storerooms, laundry room and a multi-use room. At this level there are also several terracing areas for entertaining, barbecue, etc. as well as a large area to park several cars.

All in all, a fantastic property which is suited as a luxurious main family home or as a holiday home with the added possibility of running a profitable holiday rental side business. From different levels of the freehold plot the property benefits from several terraces providing shade or sun as needed with the extra possibility of enjoying the far-reaching panoramic views to watch depending on the time of the day either the sunrise or sunset. The property also benefits from mains electricity and water as well as fast internet connection which makes it ideal for those looking to home-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 both to the beach and the Village.

The asking price for the property is 925.000,00 Euros plus costs.

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Other costs related to this purchase are:
64.750,00 € Stamp duty at 7%
2.775,00 € Approximate Notary Office fees
2.313,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
994.838,00 € 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 this this wonderful property please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

Approximate purchasing costs
Net price - €925,000
Purchase tax - €64,750
Land registry - approx. - €2,313
Notary fees - approx. - €2,775
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €89,500
Final Payment on completion - €832,500

Approximate running costs
Yearly council rates (IBI) - €342.16
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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