

Villa
3 bedrooms
3 bathrooms
227 m²
271 m²
EPC Consumption: E
EPC Emissions: E

REF: VHVL 2976

Mojacar Playa

€410,000

3-bed / 2.1/2 bath detached Villa with garage and private garden set in a cull-de-sac in Mojacar Playa a short walking distance to the sea and all amenities.

All in all, the property has a total built area of 226.79 mts2. It is an upside-down design with the upper part with a porch, hallway, living / dining room, sitting room, cloakroom with a toilet, kitchen with separate laundry area; and the lower part comprised of hallway, 3 bedrooms with built in wardrobes, 2 bathrooms and a storeroom. Both ground and upper levels are communicated via an internal stairwell. At the ground level there is also a garage. Sold unfurnished.

Additionally, the property also benefits from an L shape private garden measuring 170.96 mts2 where, subject to planning, a private swimming pool could be built.

An ideal property set in a consolidated residential area at the end of cull-de-sac road and a short walk to sea and all amenities.

Price: 410.000,00 Euros plus costs.
Other costs related to this purchase are:
28.700,00 € Stamp duty at 7%
1.230,00 € Approximate Notary Office fees
1.025,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
440.955,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on the professional 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 to the site please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is available upon request.

Approximate purchasing costs
Net price - €410,000

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Purchase tax - €28,700
Land registry - approx. - €1,025
Notary fees - approx. - €1,230
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000

Remainder of deposit to 10% - €38,000
Final Payment on completion - €369,000

Approximate running costs
Yearly council rates (IBI) - €500.00

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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