



Villa

3 bedrooms

3 bathrooms

 227 m<sup>2</sup>

 271 m<sup>2</sup>

**REF: VHV L 2976**

## Mojacar Playa

**€450,000**

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.

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

### Approximate purchasing costs

Net price - €450,000  
Purchase tax - €31,500  
Land registry - approx. - €1,125  
Notary fees - approx. - €1,350  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €42,000  
Final Payment on completion - €405,000

### 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.



REF: VHVL 2976

