

Villa
3 bedrooms
2 bathrooms
105 m²
499 m²
EPC Consumption: D
EPC Emissions: D

REF: VHVL 2987

Mojacar Playa

€478,000

Well-presented detached 3 bed / 2 bath independent south facing Villa in Mojácar Playa within a short walking distance to the sea and amenities.

The freehold plot measures 499 mts2 and has a built area of 105 mts2 distributed between large living room, dining room, kitchen, hallway, master bedroom with en suite bathroom, 2 further double bedrooms and family bathroom with shower. The Villa also benefits from a very large south terrace and garden, a roof terrace with 360° views and a car drive.

The location of this villa is also ideal as it is close enough to be within a short walking distance to the beach, shops, bars & restaurants yet far enough away to give it lots of privacy.

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

BREAKDOWN OF COSTS:
478.000,00€ sale price plus stamp duty and other purchasing costs as listed below.
33.460,00€ Stamp duty at 7%
1.434,00€ Approximate Notary Office fees
1.195,00€ Approximate Land Registry Office fees
0,00€ Estate agency fees payable by purchasers
514.089,00€ 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.

Approximate purchasing costs
Net price - €478,000
Purchase tax - €33,460
Land registry - approx. - €1,195
Notary fees - approx. - €1,434
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €44,800
Final Payment on completion - €430,200

Approximate running costs
Yearly council rates (IBI) - €433.69
Quarterly rubbish collection - €51.40

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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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