



Villa
 3 bedrooms
 4 bathrooms
 🏠 202 m²

REF: VHVL 3001

Mojacar Playa

From €590,000

Mojácar Nature, a luxurious, 10-Villa development with a contemporary design on Mojácar's frontline beach. Each Villa will have over 200 m² built distributed between 3 levels plus gardens terraces and a 360° views roof terrace. All Villas benefit from private gardens; As an optional extra Villas 5 to 10 could benefit from a private saltwater chlorinated pool, and the Villas 1 to 4 could benefit from a Jacuzzi. The Villas are comprised of basement with space for 2 cars, plus a toilet and a store room; ground floor with living / dining room, kitchen, cloakroom with a toilet, a laundry area and a terrace; 1st floor with main bedroom with ensuite bathroom and dressing area, 2 double bedrooms and a family bathroom as well as a terrace; and the roof terrace on the top floor.

All Villas are delivered with heating and cooling HVAC installations using an arothermal system, carried out with top international brands offering the highest possible energy ratings on the market. A free interior design and decoration project will be drafted regardless of whether furnishing and decoration services are contracted. These will include the living room, dining room, kitchen, bathrooms, and bedrooms to ensure a harmonious and warm atmosphere. The kitchen is not furnished. However, the developer can also install them upon acceptance of a quote. The renders and floor plans provided are to help on the full understanding and visualization of the personalized interior design by the purchasers.

Prices for the remaining units start from 590.000 plus VAT and other purchasing costs as listed below.

The method of payment is as follows:

- 11.000€ (10.000€ plus 10% VAT) Reservation
- 118.800€ (108.000€ plus 10% VAT) Payable upon signing of the private contract
- 32.450€ (29.500€ plus 10%) Payable 4 months from contract
- 32.450€ (29.500€ plus 10%) Payable 8 months from contract
- 454.300€ (413.000€ plus 10%) Payable on completion scheduled for Q3 2028
- 649.000€ Total payable for the property including VAT at 10%)
- Other Costs:
 - 7.080€ Stamp duty at 1.2%
 - 1.770€ Approximate Notary Office fees
 - 1.475€ Approximate Land Registry Office fees
 - 0€ Estate agency fees payable by purchasers
- 659.325€ 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 full more details about the Villas and current availability or to book a 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.

Approximate purchasing costs

Net price - €590,000
IVA - 10% - €59,000
Stamp duty - 1.2% - €7,080
Land registry - approx. - €1,475
Notary fees - approx. - €1,770
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €56,000
Final Payment on completion - €531,000

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 3001

