



Villa

3 bedrooms

3 bathrooms

 220 m²

 1,075 m²

 Private

EPC Consumption: D

EPC Emissions: D

REF: VHVL 3036

Mojacar Playa

€995,000

3 bed / 2.1/2 bath south-east facing fabulous Villa with unobstructed sea and mountain views, private swimming pool and established gardens set on a freehold 1.075 mts2 plot on a cull-de-sac in one of the most sought-after areas of Mojácar Playa.

All in all, the Villa has a build area of 220,25 mts2 built which have been completely renovated in 2024 to a very high standard. This magnificent Villa is set on two levels. The upper level is comprised of an entrance hall, an enormous lounge with French windows into a large partially covered terrace overlooking the gardens, swimming pool below and also the sea and mountains. At this level there is also a cloakroom, separate dining room and kitchen and larder as well as an internal stairwell to the sleeping quarters. The lower level also has unobstructed sea and mountain views, and this level is comprised with the main bedroom with French windows to the terrace and en suite bathroom and dressing room, two further double bedrooms with also French windows to the terrace and a family bathroom. The sea and mountain views on this level are also truly incredible. As you would expect from a property of this calibre it also benefits from a private swimming pool with a water surface of 21 mts2, covered car port and a well-maintained mature garden.

The property is being sold fully furnished with high end furniture and a fully fitted and well-equipped kitchen. This contemporary Villa also benefits from underfloor heating, air conditioning, fireplace in living room, double glazed windows throughout, solar panels in the roof provides electricity and hot water but the property is also connected to the mains so it has a guaranteed and uninterrupted supply of electricity even in the rare days that the sun does not shine! It also is connected to the mains water.

If you are looking for somewhere to live or holiday in style or are simply looking for an investment property in a sought-after area, very close to the sea and with unrivalled sea and mountain views in Mojácar Playa, look no further as this is your jewel in the crown. Viewings strictly by prior appointment.

Price and costs breakdown:

995.000,00 Euros plus costs.

Other costs related to this purchase are:

69.650,00 € Stamp duty at 7%

2.985,00 € Approximate Notary Office fees

2.488,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers
1.070.123,00 € 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. Virtual viewing is also available!

Approximate purchasing costs

Net price - €995,000
Purchase tax - €69,650
Land registry - approx. - €2,488
Notary fees - approx. - €2,985
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €96,500
Final Payment on completion - €895,500

Approximate running costs

Yearly council rates (IBI) - €898.23
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 3036

