

Mojacar Villa

€575,000

Ref: B2218



3



3



1,000 m²



184 m²



✓



✓



3 min.



Consumption
E - 192kW

Emissions
E - 36kg

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Ref: B2218 — <https://www.spanishpropertychoice.com/B2218>

Property Purchase Expenses

Property price	€575,000 (£478,331)
Transfer tax 7%	€40,250 (£33,483)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Fees and Taxes

IBI property tax	€696.42 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€54,500 (£45,337)
Final Payment of 90% on completion ...	€517,500 (£430,498)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

This superb detached villa is set in a desirable location of Mojacar Playa just 500 metres from the beautiful golden beachfront, promenade and wide selection of bars and restaurants.

The private corner plot of land is just under 1000m² which is very rare to find so close to the beachfront.

The fully fenced grounds are beautifully landscaped and consists of mature gardens with palms and fruit trees, gravelled pathways, terraces and the immaculate swimming pool area. The pool comes with a feature rock waterfall, ample room for sunbeds as well as a raised dining terrace with a full size wooden pergola, ideal for escaping the midday sun.

The vendor has recently installed a system so that the pool is heated throughout the year.

Internally the home boasts a newly reformed modern interior whilst keeping the characterful features of a traditional Mojacar villa.

The property is split over 2 levels with private access to each. The upper floor enjoys a spacious bedroom with built in wardrobes, en-suite shower room, private lounge with double patio doors leading out on the incredible terrace where you can enjoy 360 degree picturesque views of the Mediterranean Sea and surrounding mountains.

The vendors describe this as the guest suite as it allows visitors to enjoy their own space.

The lower level of the property has a beautiful modern kitchen with stainless steel electric goods and a rear utility patio. A small hallway provides access to the family bathroom and doors onto the front and rear terraces.

The main lounge and dining room is an open space with large windows on both walls. Leading off the living room is the double guest bedroom and the main bedroom which is a fantastic size with en suite shower room.

To the front of the villa is a covered wrap around terrace which overlooks the gardens and is the perfect spot to enjoy the morning sunrise.

The villa also has exclusive off road parking and a full size garage with an electric up and over door.

A real gem of a property in a great location.

Contact us to arrange a viewing.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible