

# Mojacar Villa

€399,995

Ref: B2275



3



2.5



371 m<sup>2</sup>



163 m<sup>2</sup>



✓



2 min.



✓



Consumption  
E - 141kW

Emissions  
E - 28kg

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## Property Purchase Expenses

Property price .....	€399,995 (£334,748)
Transfer tax 7% .....	€28,000 (£23,432)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Fees and Taxes

IBI property tax .....	€553.01 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€37,000 (£30,964)
Final Payment of 90% on completion ...	€359,996 (£301,273)

\* 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 lovely 3-bedroom, 2.5-bathroom terraced villa in Mojácar, presents an opportunity for those seeking a beautiful home with breath-taking views.

Situated on an elevated position, this property offers incredible 360°panoramic views of both the sea and the surrounding mountains, viewable from the multiple terraces, outdoor areas, and the large private roof solarium.

We understand that the vendor did apply to the Ayuntamiento, for planning permission to construct a private pool within the grounds.

However, due to a change in legislation, regarding travelling to Spain following Brexit, the process was not completed.

The property is located in Vista de Los Angeles, meaning that you are in easy walking reach to lots of amenities.

The two-story building has convenient access directly from the main road, with an electric gate opening into a private driveway and a garage equipped with an electric overhead door.

This space provides both security and ample storage for vehicles and other items.

Each room has cooling ceiling fans and electric radiators. The living room and master bedroom are further enhanced by hot and cold air conditioning units, providing year-round climate control.

They also include electric persianas to provide shade in the hotter months.

For added warmth during the cooler months, the spacious and airy living room also has a large wood-burning stove, creating a cosy atmosphere.

The kitchen, which is fully equipped with modern appliances, offers direct access to one of the many terraces via patio doors. This makes it ideal for preparing and enjoying meals while soaking in the wonderful views, whether entertaining guests or dining al fresco.

The master bedroom continues the theme of outdoor access, with double patio doors leading to a terrace area. It also includes an en-suite bathroom for convenience and privacy.

The two remaining bedrooms are generous double sized, each with built-in wardrobes for plenty of storage space, ensuring comfort and functionality for family members or visitors.

This property's layout and features, make it a true gem, ideal for anyone who appreciates a blend of traditional style, comfort, and outdoor living.

The property also has an outside bar and toilet for guests.

The combination of extensive outdoor spaces, panoramic views, modern amenities, and thoughtful design make this home a must-see.

Whether you're looking for a permanent residence, a vacation getaway, or an investment opportunity, this duplex townhouse has to be viewed in person to fully appreciate all that it has to offer.

However, you can explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map ...