

# Mojacar Villa

€570,000

Ref: B2378



2



2



520 m²



128 m²



✓



✓



1 min.



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€570,000 (£492,594)
Transfer tax 7% .....	€39,900 (£34,482)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Fees and Taxes

Refuse fees .....	€205.60 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€54,000 (£46,667)
Final Payment of 90% on completion ....	€513,000 (£443,335)

\* 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 exceptional detached villa, offering two bedrooms and two bathrooms, is set on a private plot, just a short stroll from Mojacar's golden beachfront.

Located in one of the most sought after areas along the coastline, the property is only 300 meters from local bars, restaurants, and the vibrant promenade, offering the perfect blend of privacy, luxury, and convenience.

Set within its own walled and gated grounds, the villa boasts beautifully landscaped gardens with mature mango trees, established palms, and a variety of plants.

Multiple terraces provide ample space to relax and entertain, while a modern swimming pool with sunbathing terrace offers the ideal spot to soak up the Andalusian sun.

In addition to these, there is a lower tier of the garden, which provides endless possibilities and is perfect for landscaping, creating an allotment, or adding additional seating areas.

The main villa is accessed via an elevated covered porch, leading into a bright and inviting living and dining area.

The home has been fully renovated while retaining many original features, staying true to the authentic Mojacar style.

Micro-cement flooring helps keep the interior cool in warm weather, while whitewashed walls and high ceilings create a spacious and airy atmosphere, showcasing the very best in interior design.

From the lounge, glass sliding doors open to an internal courtyard featuring a built-in barbecue, a large seating area, and stairs leading to an incredible sun terrace with 360-degree views.

The fully equipped kitchen is functional and stylish, complete with a separate pantry and direct access to the full size garage.

Along the hallway, you'll find the first guest bedroom, a family bathroom, and the primary bedroom with an en-suite shower.

Both bedrooms feature fitted wardrobes, and additional storage has been built along the hallway.

Adding to the property's appeal is an independent apartment with external access from both sides of the villa. This self-contained unit includes a bedroom, bathroom, lounge, and fitted kitchen, providing the perfect space for guests, extended family, or rental potential, with the vendor having a tourism licence in place.

This remarkable property combines a prime location, beautifully landscaped gardens, luxurious interiors, and a versatile layout, making it a rare and truly exceptional home in Mojacar.

Contact us to arrange a viewing.