

Mojacar Villa

€575,000

Ref: E272



3



3



253 m²



✓



2 min.



✓



✓



Consumption
B - 33kW

Emissions
B - 5kg



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CHOICE

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Paseo del Mediterráneo, 363

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Property Purchase Expenses

Property price	€575,000 (£495,708)
Transfer tax 10%	€57,500 (£49,571)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€54,500 (£46,984)
Final Payment of 90% on completion	€517,500 (£446,137)

* 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

Linked villa of 253m2 with sea views

In partnership with our collaborating agent, we can offer a linked villa with sea views of 253 m2 over 3 floors, which is currently under construction and located in the prestigious area of the commercial centre of Mojacar.

The property consists of 3 double bedrooms, all en-suite.

On the ground floor you have a spacious and bright, open plan living room with integrated kitchen area.

Please note that the kitchen is not included within the sale price.

This offers access to a great terrace with sea views.

On the same level you have the principal bedroom suite with bathroom and dressing room.

Via the internal staircase we access the first floor, with a further two bedrooms, both having en-suite bathrooms and access to a large terrace with both sea and mountain views .

Returning to the ground floor, there is a further internal staircase leading to the under build of 115m2, providing ample parking for up to three vehicles.

Externally, the property boasts a private swimming pool of 3m x 5m, leaving plenty of space for a garden area of your choosing.

QUALITY MEMORIES 06.07.25

FOUNDATION AND STRUCTURE

* Foundation and reinforced concrete structure, calculated according to the Seismic

Resistance Standard (NCSE-02) According to the Project.

ENCLOSURES AND PARTITIONS

* Exterior enclosure based on 19 cm thermo-clay ceramic blocks, achieving thermal-acoustic insulation.

* Interior divisions of house based on double hollow brick of 7 cm according to CTE

ROOFING

*walkable flat roofs and terraces composed of two layers of thermal insulation, formation of slopes, double layer asphalt, geotextile, and tiled of porcelain pieces for exteriors placed on a layer of cement mortar, matte finish and skirting of the same material.

Unit price/m2 at 25 euros PVP + IVA.

* Non-passable roofs finished with washed aggregated 10cm