

# Mojacar Villa

€430,000

Ref: B2152

SOLD



3



2.5



895 m<sup>2</sup>



173 m<sup>2</sup>



✓



✓



5 min.



Consumption  
C - 67kW

Emissions  
D - 17kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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Ref: B2152 — <https://www.spanishpropertychoice.com/B2152>

## Property Purchase Expenses

Property price .....	€430,000 (£358,857)
Transfer tax 7% .....	€30,100 (£25,120)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,252)

## Fees and Taxes

IBI property tax .....	€682.75 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,504)
Remainder of deposit to 10% .....	€40,000 (£33,382)
Final Payment of 90% on completion ....	€387,000 (£322,971)

\* 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

\*\*\*SOLD MARCH 2025\*\*\*

This superb fully detached villa is located in the hillside hamlet of La Parata in Mojacar Playa.

An exclusive elevated position with walking distance to the local bar and restaurant and a short drive down to the golden beaches of Mojacar promenade, shops, bars and large variety of restaurants.

The property has access from a front and back road, both offering parking and pedestrian entrances.

On the lower road, there is a private garage (measuring 26m<sup>2</sup>) with additional storage and a direct entrance into the swimming pool terrace.

This sheltered space offers mature gardens, terracing with built in seating and plenty of space for sunbeds and entertaining.

Steps lead around the property to several different terraces, seating areas, rockeries, mature plants and trees and a large patio with a built in BBQ.

So absolutely ideal for the outside life that this area is known for.

As you enter via the main front door you are greeted by a light and airy summer room, with tall ceilings and windows flooding the room with light.

Leading through into the main living space, there is an open style lounge, dining room and fully fitted kitchen with a separate utility.

From the lounge are stairs leading up to the first spacious guest bedroom, guest bathroom, and the main primary bedroom, which is a fantastic size with built in wardrobes and en-suite with a large bath tub and overhead shower.

To the front of the property leading from the living room are glass patio doors opening on to a large elevated terrace.

From here you can enjoy views over the heated swimming pool (measuring 28ms), surrounding mountains and down to the Mediterranean Sea.

Under this terrace is a large storage space ideal for garden furniture and equipment.

This property is beautifully presented and well maintained and in addition to this has newly installed solar panels.

To arrange a viewing, please call us on 0034 950 615 388.

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