

Mojacar Villa

€449,950

Ref: B2238

RESERVED



3



2



308 m²



135 m²



✓



✓



1 min.



Consumption
E - 187kW

Emissions
E - 34kg

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Ref: B2238 — <https://www.spanishpropertychoice.com/B2238>

Property Purchase Expenses

Property price	€449,950 (£381,018)
Transfer tax 7%	€31,497 (£26,671)
Notary fees (approx)	€750 (£635)
Land registry fees (approx) ...	€750 (£635)
Legal fees (approx)	€1,500 (£1,270)

Fees and Taxes

IBI property tax	€423.28 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,540)
Remainder of deposit to 10%	€41,995 (£35,561)
Final Payment of 90% on completion	€404,955 (£342,916)

* 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

** RESERVED JULY 2024**

Spanish Property Choice are delighted to offer this stunning three bedrooms, two-bathroom villa. This secure and gated home benefits from spectacular coastal views, located in the desirable yet tranquil area of Las Ventanicas beach in Mojacar playa. The location is perfect, with all the nearby amenities, restaurants, bars and beachfront a short walk away.

The villa is situated at the top of a quiet residential road where you have plenty of wide parking spaces. A few steps up to the glass fronted pool terrace area where your eyes are immediately drawn to the private pool and spectacular coastal views.

Modern floor tiles cover the entire terrace with attractive potted plants scattered around. This is a great space to host and socialise with family and friends. It currently has three defined areas, a shaded dining/BBQ area with a fixed granite dining table, the main pool sun lounge/seating area and the Jacuzzi and patio area.

Walk through the main entrance into the dining and lounge area. This space has a modern décor throughout and features air conditioning, ceiling fans and a fireplace at the far end. The fully fitted kitchen is bright and includes a good range of wall and base units plus all the necessary modern appliances including dish washer and tumble dryer. There is also a useful storage room and a secure side patio door where you can access the terrace.

Before heading upstairs, you have a closed off storage/closet area plus access to the first of two bathrooms, which is fully tiled and features a large walk in shower.

Upstairs to the first floor you have the three bedrooms and second bathroom which is also fully tiled, bright and features both a walk in shower and bath tub. All three double bedrooms are bright, have built in wardrobes, air conditioning and modern ceiling fans. The main bedroom and one guest room have private terraces looking out over the pool terrace and the beautiful coastline.

Another flight of stairs leads you to the second floor landing with secure door access to the sunroof. This area can be enjoyed day or night and features a large fixed granite dining table plus enough space for loungers and additional seating where you can sit back and enjoy the dramatic coastal views and surrounding hillside.

The property also includes a cosy en-suite annex approx. 10m2 currently being used as an office, air conditioning and a ceiling fan have been installed. The vendors have advised they are aware this additional build size is not possible to add onto the property deeds or land registry but are included as part of the sale.

This is a beautiful, must see property, ideal as a permanent family home or a premium holiday home, only 3 minutes' walk to the fabulous Mojacar beaches and local shops. If you would like more information or to arrange a viewing, please contact Spanish Property Choice on 0034 950 615 388

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