

# Mojacar Villa

€219,995

Ref: B2323

RESERVED



2



2



115 m<sup>2</sup>



66 m<sup>2</sup>



1 min.



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€219,995 (£190,362)
Transfer tax 7% .....	€15,400 (£13,325)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

IBI property tax .....	€191.98 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€19,000 (£16,440)
Final Payment of 90% on completion ....	€197,996 (£171,326)

\* 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 APRIL 25 \*\*\*

This beautiful south facing, one-floor linked villa is located in a small complex of nine villas in Mojácar, where there are no formal community fees payable.

It offers two bedrooms, two bathrooms, and a private garden area of 50m<sup>2</sup>, perfect for enjoying the sunny weather. Additionally, there is a private roof solarium providing stunning views of the Mediterranean Sea and mountains.

The villa features two entrances: one through the private car park, leading to the garden gate and patio/garden area, and the other via a street entrance to the rear patio terrace, accessed through the utility room.

Upon entering through the front, you'll find a foyer area with the boiler. To the right is the family bathroom, complete with a walk-in shower.

The open-plan lounge, kitchen, and dining area offer a seamless flow of space, with light-colored tiles that reflect natural light.

The modern kitchen includes a door leading to the utility area and rear terrace.

Returning to the kitchen, you'll find access to the two bedrooms and a further bathroom.

To your right, the first bedroom is currently used as a twin.

Then the second bathroom, featuring a walk-in shower.

The main bedroom is spacious, bright, and airy.

Exiting the property to the large patio/garden area, metal steps will take you to your private roof solarium, offering beautiful vistas of the sea and mountains.

The villa is ideally located just a short walk from the beach and local amenities.

Contact us to arrange a viewing of this wonderful property.

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