

# Mojacar Villa

€425,000

Ref: B2354



2



2



525 m<sup>2</sup>



90 m<sup>2</sup>



✓



2 min.



✓



Consumption  
F - 196kW

Emissions  
E - 37kg



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## Property Purchase Expenses

Property price .....	€425,000 (£363,588)
Transfer tax 7% .....	€29,750 (£25,451)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

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

Reservation deposit .....	€3,000 (£2,567)
Remainder of deposit to 10% .....	€39,500 (£33,792)
Final Payment of 90% on completion ....	€382,500 (£327,229)

\* 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 immaculate, fully renovated villa is the perfect blend of modern living and comfortability with the exclusive position of being nestled in the Mojacar hills.

Located 500 meters from the beach front on a private elevated plot of land, this property offers a fully walled and gated garden which is low maintenance, with off road parking for several vehicles via an electric gated entrance and several terraces offering different area for dining al fresco and taking in the excellent sea and mountain views.

The renovations have been carried out to a high quality with a very sleek and modern finish.

Internally the layout consists of an open plan living area with two sets of patio doors which frame the sea views, space for a dining area along with an open style kitchen which can be installed upon purchase.

A hallway leads down to the family shower room which is bright and airy with a spacious corner shower and modern and new fittings.

On the opposite side of the corridor is the first bedroom, a double room with patio doors providing direct access to the wrap around grounds and terraces.

The primary bedroom is a great size, with an en-suite shower room and doors leading to the exterior.

The home comes with pre installation for air conditioning units and all rooms already have fitted ceiling fans.

An open canvas awaits—make it your own!

NB. There is a discrepancy between the plot size shown at Land Registry and Cadastre. However, once a sale is secured, this detail can be dealt with so that on the date of notary, the correct sizes are shown on both documents.

Contact us to arrange a viewing on this lovely villa.