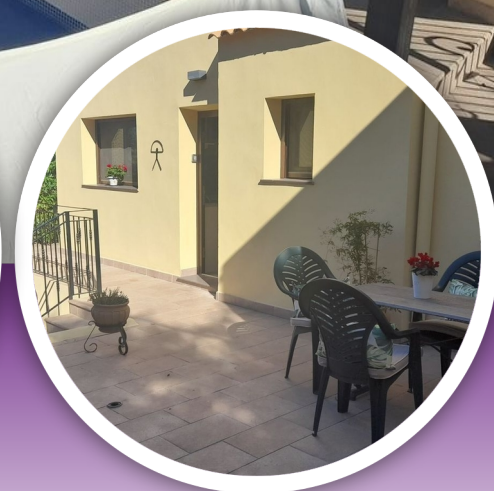


# Mojacar Villa

€449,000

Ref: P20677



3



3



556 m<sup>2</sup>



185 m<sup>2</sup>



✓



Consumption  
G

Emissions  
G

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



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€449,000 (£372,212)
Transfer tax 7% .....	€31,430 (£26,055)
Notary fees (approx) .....	€750 (£622)
Land registry fees (approx) ...	€750 (£622)
Legal fees (approx) .....	€1,500 (£1,243)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,487)
Remainder of deposit to 10% .....	€41,900 (£34,734)
Final Payment of 90% on completion ...	€404,100 (£334,991)

\* 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

Introducing this detached villa located in the charming surroundings of Mojácar Pueblo. This exceptional chalet offers a generous and functional design, perfect for those looking to combine luxury with comfort in a tranquil and exclusive environment. You will be welcomed by a bright and spacious living-dining room that seamlessly connects to a modern kitchen, equipped with all necessary appliances to create delicious meals while enjoying the company of family and friends.

The warm and inviting atmosphere of this space makes it the heart of the home, ideal for intimate gatherings or family celebrations.

The residence features three bedrooms, each designed with attention to detail and offering comfort and privacy for all family members. Additionally, three full bathrooms ensure convenience and functionality on each level of the house.

The air conditioning system provides a pleasant climate throughout the year, ensuring comfort even on the hottest summer days and coolest winter nights.

The chalet also includes parking, guaranteeing the protection and security of your vehicle at all times.

The outdoor spaces are truly impressive, with a large, meticulously maintained garden surrounding the property, offering a serene and natural environment for outdoor enjoyment.

A private pool completes this oasis, inviting moments of relaxation and fun under the Mediterranean sun. Additionally, it provides a relaxation area and a bar, perfect for hosting guests and creating unforgettable moments.

It's a unique opportunity to make this villa your new home!

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