

# Mojacar Villa

€750,000

Ref: B1152



4



6



745 m<sup>2</sup>



409 m<sup>2</sup>



✓



✓



2 min.



Consumption  
D - 97kW

Emissions  
D - 18kg

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: B1152 — <https://www.spanishpropertychoice.com/B1152>

## Property Purchase Expenses

Property price .....	€750,000 (£641,610)
Transfer tax 7% .....	€52,500 (£44,913)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

IBI property tax .....	€1070.86 per annum
Refuse fees .....	€148.28 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€72,000 (£61,595)
Final Payment of 90% on completion ...	€675,000 (£577,449)

\* 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

\*\*\*RECENTLY REDUCED\*\*\*

This is an immaculate, large, four-storey villa with private swimming pool located in a prime location of Mojácar where it is set on the side of a mountain, allowing for some simply awe-inspiring views of the surrounding area, including the vast majority of Mojácar Playa and the Mediterranean Sea. The property is also just a few minutes walk away from the amenities on offer, such as bars, restaurants and shops as well as the beach.

Access to the property is fully gated at the very top of the property, with this leading into a large parking area that is sufficient for multiple cars but also offers the best of those aforementioned. This can also be seen from inside, with the top floor consisting of the entrance hallway and staircase, plus the large office space with massive glass area and terrace.

Heading down the staircase to the next floor is where one of the two main living spaces of the property are located, with there being a large room divided into sections, consisting of living room, dining room and kitchen. This is all open, with an open archway into each room. There is access from both kitchen and living room out onto a further, large terrace with the same, outstanding views. Also situated on this floor is a toilet room, as well as a bedroom with dressing area and en suite bathroom.

Continuing down the stairs leads to the following floor, with this being entirely sleeping accommodation. There are a total of three incredibly spacious bedrooms here, all of which have en suite bathrooms and one with a walk-in wardrobe space. Again, as with all other floors, there is a further terrace offering brilliant outdoors living and dining.

The final floor is just as roomy as all those prior, with this being where the second main living space is located, with there being separate living room, dining room and kitchen, as well as there being a further downstairs bathroom and a roomy snooker/darts room. Again, all these rooms have access outside, with this now leading out into the wonderful pool area and still offering some impressive views.

The property has been recently decorated throughout and the garden wall rendered.

It is being sold fully furnished with white goods.

Contact us on 950 615 388 to arrange a viewing of this stunning property.

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