

# Mojacar Villa

€650,000

Ref: B1952



5



4



1,200 m<sup>2</sup>



209 m<sup>2</sup>



✓



✓



5 min.



Consumption  
E - 174kW

Emissions  
E - 33kg

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**Ref: B1952 — <https://www.spanishpropertychoice.com/B1952>**

## Property Purchase Expenses

Property price .....	€650,000 (£559,150)
Transfer tax 7% .....	€45,500 (£39,140)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,290)

## Fees and Taxes

IBI property tax .....	€734.14 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,581)
Remainder of deposit to 10% .....	€62,000 (£53,334)
Final Payment of 90% on completion ...	€585,000 (£503,235)

\* 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

Spanish Property Choice are very excited to offer this spectacular property located in the prestige hillside location of La Parata, Mojacar.

A recently reformed property that offers a modern design, ample space, picturesque views and the possibility of a rental business all in one.

The home has a private paved driveway accessed via electric double gates and off road parking for 2 vehicles. The entire plot of land is fully walled and gated making it very private and a perfect lock up and leave for any periods of time.

As you walk around the side of the building you will discover the private 10 x 5 swimming pool, terrace with shaded dining area and breath taking views over the surrounding mountains and out to the Mediterranean Sea.

Stairs lead up to the main living space where there is a South facing entrance terrace. Internally the home consists of a bright and airy entrance hallway with the family shower room, double guest bedroom which is currently used as an office and the second double guest bedroom with an en suite shower room and dressing area. The master bedroom is a fantastic size and comes with a large en suite shower room.

At the end of the hallway the space opens into the open plan living room, dining area and kitchen. A beautifully designed space with feature bifold patio doors that frame the postcard views and provide access out on the elevated porch and terrace where there is a detached building which is a great storage unit or potential work shop.

The glossy modern kitchen has a large centre island and ample storage cabinets, off the kitchen is a separate utility and storage room with direct access to the garden.

This immaculate property also comes with a fully self contained 2 bedroom apartment with a family shower room, fully equipped modern kitchen and open lounge dining room. There is a holiday rental license in place which offers the potential of a fully run rental business income or additional space for visitors and family.

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