

# Mojacar Villa

€749,000

Ref: B2291

**SOLD**



4



4.5



841 m<sup>2</sup>



262 m<sup>2</sup>



✓



✓



1 min.



Consumption  
G - 256kW

Emissions  
G - 58kg

**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 .....	€749,000 (£631,707)
Transfer tax 7% .....	€52,430 (£44,219)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,265)

## Fees and Taxes

IBI property tax .....	€1031.65 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,530)
Remainder of deposit to 10% .....	€71,900 (£60,640)
Final Payment of 90% on completion ....	€674,100 (£568,536)

\* 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

\*\*\*SOLD MAY 2025\*\*\*

Nestled in a prime location in Mojacar, this exceptional villa is just a short 5-minute walk from the beautiful Playa de las Ventanicas beach.

Spread over three spacious floors, the villa offers elegant living space, large rooms, and a guest apartment.

This layout provides versatile accommodation, ideal for visiting family or potential rental opportunities.

The exterior of the property is impressive, featuring a private swimming pool, recently tiled and renovated, a BBQ area, and several expansive terraces perfect for soaking in the delightful climate and sea views. Ample parking space adds to the convenience of the property as well as a double garage.

Upon entering the villa, you are greeted by a welcoming hallway.

From here you access the annex.

This self-contained space offers privacy and comfort for guests, complete with a spacious living area, an open-plan kitchen, a bedroom (currently configured as a twin), and a well-appointed bathroom. An additional internal room can be used for further sleeping arrangements or is ideal for an at home cinema or gym.

On the first floor, you'll discover a stunning living space, flooded with natural light yet maintaining a warm, inviting atmosphere.

A bar area off the main room provides the perfect spot for relaxation, and the living area opens onto terraces on all sides, offering beautiful outdoor spaces to enjoy the views.

A striking minstrel gallery connects this floor to the third level, allowing even more light to illuminate the home.

The kitchen is a true highlight, ideal for anyone who loves to cook, offering generous space and ample storage. From here, you can enjoy sea views. The separate dining area and a covered terrace provide the perfect setting for dining with family and friends. Leading off the kitchen is a very large utility and storage room, with access directly to the gardens.

Also on this floor is a spacious double bedroom with an ensuite bathroom for added comfort.

The third floor is home to two additional double bedrooms, each featuring an ensuite bathroom.

Thanks to the minstrel gallery, you can look down into the living area below, creating a sense of openness and connection across the levels.

The main bedroom is particularly impressive, featuring a private dressing area and direct access to a private terrace, where you can enjoy spectacular sea views in complete privacy.

This villa offers a rare combination of spacious living, privacy, and stunning views, making it an ideal home for those seeking both luxury and tranquility in one of Mojacar's most sought-after locations.

Contact us to arrange a viewing.

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