

# Mojacar Villa

€538,500

Ref: B1509



3



4



500 m<sup>2</sup>



170 m<sup>2</sup>



✓



2 min.



✓



Consumption  
D - 103kW

Emissions  
D - 24kg

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## Property Purchase Expenses

Property price .....	€538,500 (£446,083)
Transfer tax 10% .....	€53,850 (£44,608)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,243)

## Fees and Taxes

IBI property tax .....	€280.18 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,485)
Remainder of deposit to 10% .....	€50,850 (£42,123)
Final Payment of 90% on completion ...	€484,650 (£401,474)

\* 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 splendid new build, 3-bedroom, 4-bathroom Villa with private swimming pool is located in the well sought-after area of Mojacar Playa, just a few streets from the main Paseo with its abundance of amenities for everyday living and just a few minutes' walk from the Mojacar beachfront, with its abundance of amenities such as café bars, restaurants, shops, supermarkets, health centre and pharmacies and much more.

Ideally located with a bus route to and from Garrucha and Vera Playa.

The property is ready to call your own, and offers you an ideal opportunity to make it bespoke to your own requirements.

Entering the property, you enter into a very bright, light and airy, open plan, lounge diner and kitchen.

This has now been furnished with high quality white goods as has the utility just outside the kitchen door. Next to this is the family bathroom fully tiled ready for completing, from the lounge area there is a picture window and a bi folding door that takes you out to a fantastic terrace area, to take in the uninterrupted views down to the sea.

A set of stairs from the lounge area leads you down to the lower part of the property, where there are 3 bedrooms, bedroom one with an en suite shower room and built in storage, next to this is the second bedroom with double storage cupboards and a fully tiled bathroom with shower cubicle.

On from here is the third of the good-sized bedrooms with en-suite offering a full bath, there is also a spacious storage room on this floor.

All rooms are finished to the highest quality with tilt and turn windows, an abundance of electric sockets.

The three en-suites have been completed as has the WC.

There is pre-installed air conditioning and also gas central heating, allowing you to maintain that all important ambient temperature, at any time of the year.

The outside of the property is still to be fully completed, the swimming pool has been constructed and just awaiting tiling of your choice. A wall and gate have also been installed and the area tiled with concrete resin.

The design of the building allows for plenty of outside space all around the property to enjoy outside living and dining in this beautiful part of Spain, this will be a dream home when completed ready for its new owners to relish.

Contact us to arrange a viewing.

NB the vendor has advised of the following: -

The walls are built with thermal ceramic blocks, there is full cavity wall insulation inserted between these blocks and the inside walls.

The roof construction was with polystyrene bobadillas some 20cms thick for insulation with a capping of thermal insulation boards of 6cm on top.

The gas bottle house is awaiting the installation of copper tubing which Galasa has quoted some 1,200€ to be completed.

The house has pre installation for five air conditioning units which remain to be fitted.

There is a well of some 52 metres depth with a pump installed at the inner end of the gas bottle ...