

# Mojacar Villa

€349,995

Ref: B2121



4



2



700 m<sup>2</sup>



172 m<sup>2</sup>



1 min.



✓



✓



Consumption  
E - 228kW

Emissions  
E - 44kg

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**Ref: B2121 — <https://www.spanishpropertychoice.com/B2121>**

## Property Purchase Expenses

Property price .....	€349,995 (£292,088)
Transfer tax 7% .....	€24,500 (£20,446)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,252)

## Fees and Taxes

IBI property tax .....	€573.23 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,504)
Remainder of deposit to 10% .....	€32,000 (£26,705)
Final Payment of 90% on completion ....	€314,996 (£262,879)

\* 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 is a traditional 4 bedroom, 2 bathroom villa located just 220 meters (2 minutes' walk) from the Mojacar Playa beach front and easy walking distance to local bars, restaurants and beach clubs. The Parque Commercial shopping centre is only a 2 minutes' walk, where you will find an abundance of boutique shops, supermarkets, banks and additional bars and restaurants.

This secure and gated property is located on a quiet residential road. There is a lockable garage plus ample space for additional vehicles on the private driveway.

A few steps lead onto a covered entrance terrace which also leads through to the back garden terrace. Upon entering the hallway, you have a arched hallway ahead leading to the bedrooms and both bathrooms, kitchen to the left and living room to the right.

Double doors lead into the living room which features an electric radiator, plenty of space to accommodate at least 2 sofas and additional furniture if required. The dining area can easily accommodate table and chairs for at least six people.

Two large patio doors lead onto the spacious back garden terrace which can accommodate garden furniture allowing you to enjoy the garden views. The garden/land space is impressive with currently has various fruit trees scattered around. Beneath the terrace there is an unused under build.

Back through to the hallway and through to the large separate fully fitted kitchen. Here you have plenty of storage space and space for all the main appliances which this kitchen can easily accommodate. A separate door takes you to a traditional tiled patio which currently has a sink, storage and shower, can also be used to hang up the washing. There is an additional external door leading out to the front drive of the property.

Back onto the hallway and down the long corridor you have the bedrooms and bathrooms. The spacious main bedroom which benefits a built in wardrobe also features an electric radiator, the other two double bedrooms are also spacious, one has a built in wardrobe the other can easily accommodate a wardrobe.

The family bathroom has a bath with overhead shower, bidet, w.c. and vanity unit whilst the second bathroom has a walk in shower, w.c. and vanity unit, both are fully tiled for easy maintenance and have windows for ventilation.

A traditional property, in a quiet and ideal location that must be seen to be appreciated.

If you would like more information about this property or to arrange a viewing, please contact Spanish Property Choice on 0034 950 615 388

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