

# Mojacar Villa

€499,000

Ref: E128



4



4



250 m<sup>2</sup>



✓



2 min.



✓



Consumption  
Applied for

Emissions  
E - 161kg

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Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€499,000 (£416,989)
Transfer tax 7% .....	€34,930 (£29,189)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,253)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,507)
Remainder of deposit to 10% .....	€46,900 (£39,192)
Final Payment of 90% on completion ...	€449,100 (£375,290)

\* 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 delighted to be able to offer you an opportunity to buy a fantastic 4 bedroom, 4 bathroom private villa situated in the heart of Mojacar Playa.

The property sits on a plot of 600m<sup>2</sup> in a private urbanization of only 7 properties, in one of the most sought after areas with beautiful views of the sea and mountains.

Access to the property leads into a spacious and bright and airy living-dining room. A feature fireplace compliments the room providing a warm and cosy atmosphere during the cooler winter months. The living -dining room has large windows for light and ventilation.

An independent kitchen leads off from the living-dining room. It is a good size with ample wall and base units plus appliances. Access leads to several terraces with pool and sea views.

On this level there is access to three double bedrooms, one with an on-suite fully fitted bathroom. All bedrooms have access to the pool area and gardens

There is a separate family bathroom that is bright and spacious

Stairs lead to the first floor where the fourth bedroom is situated. This is a good sized double room and has an on suite bathroom with access to a large terrace. .

Externally the garden is well established with an array of beautiful shrubs and plants that surround the private swimming pool and hot tub. There are numerous terraces perfect for enjoying alfresco living and dining or just to enjoy the beautiful Spanish sunshine.

The property has numerous beneficial extras: armored exterior door, "Veka" tilt-and-turn PVC exterior carpentry, 3 cm porexpan air chamber, "Climalit" 6-8-6 type crystals, PVC exterior shutters, floor of ferrogres brand "Cedonesa", main bathroom with top quality Macael marble details, solid pine wood interior carpentry, door mechanisms with an imported Italian design, varnished pine wood stair treads, large swimming pool with hot tub.

Mojacar playa is only a short drive from the surrounding towns of Garrucha, Vera Playa, Turre or Los Gallardos, and only 50 minutes from Almería airport making this a perfect location to buy a holiday home or to move to permanently

Mojácar has been named one of the most beautiful towns in Spain by the association that bears the same name, and is one of the most sought after coastal destinations in Andalusia. Dreamlike beaches, a unique climate throughout the year, extraordinary golf courses and an unbeatable range of water sports, gastronomy and nightlife.

If you would like more information about this property or to book 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