

# Mojacar Villa

€395,000

Ref: B2301



3



2.5



253 m<sup>2</sup>



137 m<sup>2</sup>



✓



2 min.



✓



Consumption  
E - 119kW

Emissions  
D - 22kg

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Ref: B2301 — <https://www.spanishpropertychoice.com/B2301>

## Property Purchase Expenses

Property price .....	€395,000 (£327,179)
Transfer tax 7% .....	€27,650 (£22,902)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,242)

## Fees and Taxes

IBI property tax .....	€541.92 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,485)
Remainder of deposit to 10% .....	€36,500 (£30,233)
Final Payment of 90% on completion ...	€355,500 (£294,461)

\* 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

Step into a world of luxury and tranquility with this exquisite elevated 2-storey villa, where every room is designed to take full advantage of the breathtaking views that stretch as far as the eye can see. Nestled in a small cul de sac of only 2 properties, this villa offers unparalleled vistas of the surrounding landscape whilst being within easy reach of the beachfront and all amenities.

As you enter this magnificent home, you'll be greeted by an open, airy floor plan with expansive windows that bring the stunning views right into your living spaces. The main level features a spacious living and dining area which is open plan with the kitchen, equipped modern appliances. A downstairs toilet and separate utility room are also ideally located along side the access door into the full size, private garage.

Upstairs, the primary suite offers an oasis of comfort and style, with built in wardrobes and a private terrace which can also be accessed from the second bedroom. The en-suite bathroom features a soaking tub, double sink basin and large wall mirror.

The second double bedroom also comes with fitted wardrobes and a spacious en suite shower room.

Along the hallway which offers additional storage cupboards you will find a wall in dressing room which could also be an at home office.

The third bedroom is another great size with built in storage and amazing views.

Every corner of this villa has been meticulously designed to offer a perfect blend of elegance and functionality. Outside, the front elevated terrace offers the ideal area for taking in the views and entertaining, whilst the rear and side terrace are perfect for escaping the midday sun.

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