

Mojacar Villa

€399,995

Ref: B2314

RESERVED



3



2.5



230 m²



104 m²



✓



✓



1 min.



Consumption
G - 22kW

Emissions
E - 41kg

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Albox Office
Avenida Lepanto, 15

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property
CHOICE

Property Purchase Expenses

Property price	€399,995 (£335,056)
Transfer tax 7%	€28,000 (£23,454)
Notary fees (approx)	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx)	€1,500 (£1,256)

Fees and Taxes

IBI property tax	€238.62 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,513)
Remainder of deposit to 10%	€37,000 (£30,993)
Final Payment of 90% on completion ...	€359,996 (£301,550)

* 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

RESERVED ON FIRST VIEWING!

This is an exceptional opportunity to acquire a beautifully renovated 3-bedroom, 2.5-bathroom villa, perfectly positioned just 122 meters away from the beach, local shops, and essential amenities.

The property exudes a sense of spaciousness, with the initial entrance giving way to a surprisingly expansive interior that feels much larger than its size suggests, much like the famed "Tardis."

Both the exterior and interior of the villa have been completely modernized to the highest standard, including newly tiled floors and the installation of a contemporary kitchen and bathrooms.

The villa is accessed through a private gate that leads to a charming terrace area, setting the tone for the inviting home that lies beyond.

Entering the property, you're greeted by a spacious open-plan living and kitchen area offering a perfect balance of comfort and practicality. The design focuses on creating a bright, airy environment, ideal for both relaxation and entertaining. A cosy log burner adds warmth to the space, ensuring a comfortable atmosphere during the cooler evenings.

The kitchen itself has been thoughtfully designed, offering plenty of storage space and generous work surfaces, making it both functional and stylish. Through the kitchen window, you can enjoy views of the private pool and garden area, providing a tranquil backdrop to your daily routine.

On this floor, you'll also find a convenient guest cloakroom, ensuring practicality for visitors.

Heading downstairs, you'll find the sleeping accommodation.

To the left is a large double bedroom, complete with an en-suite bathroom that features a walk-in shower for added convenience.

The master bedroom is equally spacious and includes glass doors that open directly to the pool and terrace area, providing an effortless transition between the indoors and outdoors. This bedroom also benefits from its own en-suite bathroom with a walk-in shower.

A third bedroom, currently utilized as both an office and storage space, is also located on this floor, offering flexibility to suit your needs. Like the other bedrooms, it has direct access to the pool and terrace area.

The outdoor space of this property is truly a highlight. The private swimming pool provides a serene setting for relaxation, while a covered area with a Jacuzzi offers a perfect spot to unwind.

The garden area is beautifully established, with lush plants creating a peaceful and private atmosphere. The villa's outdoor spaces are designed for year-round enjoyment, allowing you to take full advantage of the Mediterranean climate.

From the terrace area, stairs lead to an additional, spacious terrace adjacent to the kitchen. This outdoor space is ideal for al-fresco dining, with both covered and uncovered areas for you to enjoy. For even more outdoor enjoyment, a further set of stairs takes you to another large terrace, where you can take in breathtaking views of the Mediterranean...

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