

Villa
3 bedrooms
2 bathrooms
105 m²
499 m²
EPC Consumption: D
EPC Emissions: D

**REF: MV 3218**

## Mojacar

## €478,000

Well-presented detached 3 bed / 2 bath independent south facing Villa in Mojácar Playa within a short walking distance to the sea and amenities.

The freehold plot measures 499 mts2 and has a built area of 105 mts2 distributed between large living room, dining room, kitchen, hallway, master bedroom with en suite bathroom, 2 further double bedrooms and family bathroom with shower. The Villa also benefits from a very large south terrace and garden, a roof terrace with 360° views and a car drive.

The location of this villa is also ideal as it is close enough to be within a short walking distance to the beach, shops, bars & restaurants yet far enough away to give it lots of privacy.

For more information or to book a viewing appointment please visit our office or contact us via phone or e-mail. Virtual viewing is also available.

BREAKDOWN OF COSTS:
498.000,00€ sale price plus stamp duty and other purchasing costs as listed below.
34.860,00€ Stamp duty at 7%
1.494,00€ Approximate Notary Office fees
1.245,00€ Approximate Land Registry Office fees
0,00€ Estate agency fees payable by purchasers
535.599,00€ Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

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