

# MOJÁCAR PLAYA

ZAR  
REAL ESTATE 2010 INMOBILIARIA



**Ref: VZ1465 - VILLA**

Calle Cañada Aguilar

**Bedrooms:** 4  
**Bathrooms:** 3  
**Toilets:** 1  
**Built surface:** 345,1 m<sup>2</sup>  
**Living surface:** 271,55 m<sup>2</sup>  
**Plot surface:** 460 m<sup>2</sup>

**Year of construction:** 2017  
**Distance to the sea:** 700 mts  
**Facing:** SOUTH  
**Furnished:**  
**Parking:** YES  
**Storage Room:**

**Community fees:** 0 €/ month  
**IBI Tax:** €/ year

• Brand new villa for sale (key ready) located at Calle Cañada Aguilar of Mojácar, in the neighborhood of El Palmeral, about 700 meters away from the beach and close to all kinds of services and amenities such as restaurants, shops, medical center, schools, public transport...

• Housing of 354 m<sup>2</sup> built (271 m<sup>2</sup> living surface) distributed over 3 floors, raised on a plot of 460m<sup>2</sup> fully fenced around its perimeter.

• South and North orientation. Very bright at any time of day.

• It has, on its main floor, access stairs to the upper floor and basement, large living room with modern design fireplace, open plan kitchen and direct access to the front porch where you can enjoy a fantastic view to the sea and also the private pool. Through the kitchen there is also access to the laundry room, which in turn leads to a large private back terrace from where you can enjoy fantastic views of the sea and the mountains. On this same floor we also find a guest toilet, two double bedrooms with fitted wardrobes and a full bathroom.

On the upper floor you will find the large master bedroom with dressing room, an extra wardrobe area, private bathroom with shower tray and access to another of its terraces with sea views.

In the basement there is a 62 m<sup>2</sup> garage, a sewage treatment room for the pool, a cellar area, a second kitchen (separated) to service the cellar, a double bedroom and a bathroom with shower tray.

• The house is delivered with kitchens equipped with top brand appliances and Silestone and Dekton countertops, installed air conditioning (hot and cold), pre-installation of alarm, pre-installation for solar panels, armored main door, aluminum windows with double glass, electric shutters...



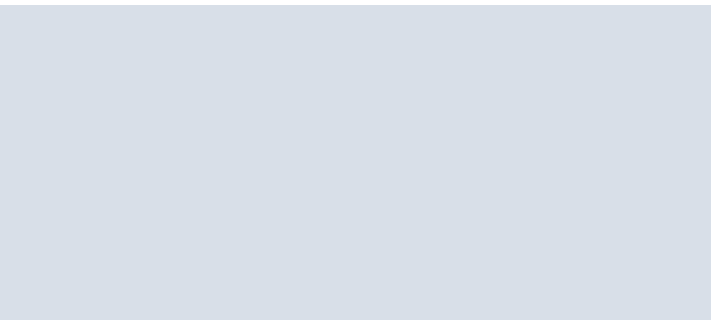


#### Extras

#### Community



- BRAND NEW
- AIR CONDITIONING INSTALLED
- FIREPLACE
- COURTYARD
- PRIVATE SWIMMING POOL
- PRIVATE SOLARIUM
- PRIVATE TERRACE
- FENCED
- ALUMINIUM WINDOWS



P.V.P.

**790.000 €**

2.289,19 €/m<sup>2</sup>

**Taxes and title deeds expenses are not included**

#### ESTIMATED PURCHASING COSTS:

- 790000€ P.V.P
- 79000€ 10% I.V.A. (tax).
- 9480€ 1,2% A.J.D. (tax).
- 1000€ Notary and title deeds expenses.

**TOTAL: 879480€**

\* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.

**ZAR 2010 s.l.u**

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#### DISTANCIAS : MOJÁCAR

##### CONNECTIONS

ALMERIA INT AIRPORT	84 km
MURCIA INT. AIRPORT	150 km
A7 SPEEDWAY	15 km
MOJÁCAR BUS STATION	
ALMERIA TRAIN STATION	89 km
MURCIA TRAIN STATION	159 km

##### SERVICES

BANKS	
MEDICAL CENTER	
BILINGUE SCHOOL (VALDESERRA)	14 km
PUBLIC SCHOOL	
HUERCAL OVERA HOSPITAL	44 km
SUPERMARKETS	
PUBLIC TRANSPORT (BUS)	

##### AMENITIES

SHOPS	
VERA AQUAPARK	14 km
BEACH	
MARINA (GARRUCHA)	4 km
RESTAURANTS	

To see all pictures of this property visit our website: [WWW.ZAR2010.COM](http://WWW.ZAR2010.COM) and search Reference:: **VZ1465**

[www.zar2010.com](http://www.zar2010.com)