



Apartment  
3 bedrooms  
2 bathrooms  
🏠 90 m<sup>2</sup>  
🏡 Communal

**REF: VHMX 2615**

## Mojacar Playa

**€265,000**

Superb apartment for sale on an exclusive urbanisation on Mojacar Playa, Almeria, Andalusia with a garage, storeroom, lovely communal pool and less than 100 metres from the beach.

### Overview

This is a first floor apartment located in the very much sought after, front line urbanisation called "Parque Residencial". It overlooks the "Parque Comercial" opposite and also has views on one side to the mountains of Sierra Cabrera and on the other side, down to the sea. The swimming pool and gardens are set in the middle of the complex, surrounded by the apartments on all sides. There are various accesses to the complex and the underground garage is located at the top end with internal stairs that lead up inside the community. The apartment is less than 100 metres from the beaches of Playa de Villazar and Playa del Descargador.

### Layout

External stairs lead up to the apartment. A hallway takes you into the to the spacious sitting – dining room and to the bedrooms and kitchen. The kitchen is separate with a hatch window opening onto the dining area. It is equipped with fridge-freezer, electric hob and oven and washing machine. A door opens on the utility patio with the water heater and another sink. There are patio doors opening onto the lovely south facing terrace with an awning for shade in the summer months. The terrace provides a lovely area for alfresco dining and soaking up the sun.

The main bedroom has an en suite bathroom with bath and built-in wardrobes and views out to the front. The second and third bedrooms also have built-in wardrobes and overlook the gardens at the rear of the apartment. There is full second bathroom with bath.

### Communal areas

Beautiful communal pool as well as excellently maintained communal gardens and lawns.

Sale includes: Fully furnished. Centralised ducted air conditioning (hot and cold air). An underground parking space / garage and a storeroom.

### Location

For the precise location, see the pin on Google maps above. The complex is a 2-minute walk from the

beach, supermarkets, restaurants and bars as well as many other amenities. The beach is less than 100 metres away. Living in this property you don't need a car as you have everything you need within walking distance.

#### Airports

Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

#### 4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

#### About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

#### Approximate purchasing costs

Net price - €265,000  
Purchase tax - €18,550  
Land registry - approx. - €663  
Notary fees - approx. - €795  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €23,500  
Final Payment on completion - €238,500

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.



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