



Apartment
3 bedrooms
2 bathrooms
🏠 87 m²
🏡 Communal

REF: VHMx 2685

Mojacar Playa

€259,950

Wonderful ground floor apartment on a very desirable urbanisation "Los Zahories" only a few metres from the beach, with a beautiful communal pool and garden as well as a garage and storeroom.

Overview

This is a 3 bedroom and 2 bathroom apartment in an ideal location of Mojacar Playa, very close to the sea and to all the amenities such as supermarkets, banks, pharmacies, medical centre etc. The apartment is located on the ground floor of a 2-storey building with a covered front terrace of 22m² and a garden. There is also a small covered private terrace with a security gate at the entrance to the property. The apartment is south facing and comes with an underground garage space and a storeroom. There is ducted air conditioning (hot and cold air) and central heating throughout the apartment.

Layout

Walking through the front door, you come directly into the spacious living-dining room with an open plan kitchen with a breakfast bar. The living room has large patio doors that open onto the covered terrace which in turn gives onto the pretty garden area. This garden also extends around the side of the apartment and has a pedestrian gate from the communal area.

The fully fitted and equipped kitchen is open plan and has a breakfast bar. There is a fridge-freezer, gas hob, electric oven and washing machine. The main double bedroom leads off from the dining area and has a large ensuite bathroom with a shower and built-in wardrobes. The other two bedrooms are also large doubles with built-in wardrobes. There is a full bathroom with a bath and built-in shower screen as well as toilet, bidet, basin and marble top. All the bedrooms and living room have ceiling fans and central heating.

Communal areas

Beautiful large swimming pool surrounded by lawns, palm trees and landscaped gardens. The sea is in the background and the beach is only 20 metres from the urbanisation.

Sale includes: Furnished with fixtures and fittings. Ducted air conditioning. Central heating. Garage space. Storeroom.

Location

For the precise location, see the pin on Google maps above. The complex is a 1-minute walk from the beach. There are supermarkets, restaurants and bars as well as many other amenities nearby. The beach is less than 50 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 - €259,950
Purchase tax - €18,197
Land registry - approx. - €650
Notary fees - approx. - €780
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €22,995
Final Payment on completion - €233,955

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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