



Apartment  
3 bedrooms  
One bathroom  
🏠 107 m²  
🏊 Communal

**REF: VHMx 2691**

## Mojacar Playa

**€229,950**

Spacious Ground Floor 2 Bedroom Apartment for sale with Sea Views and Communal Pool on Mojacar Playa in Almeria, Andalusia.

**Overview:** This is a large ground floor 2 bedroom apartment located within an exclusive complex in the sought-after area of Mojacar Playa, Almeria, Andalusia. Situated just 50 metres from the beautiful beaches of Las Ventanicas, this property offers a wonderful coastal lifestyle with its lovely covered terrace boasting stunning sea views and access to fabulous communal amenities including a pool and mature gardens.

**Layout:** Upon entering the apartment, you are greeted by an open and spacious layout. The American-style fitted kitchen features a convenient window hatch that opens onto the dining room, creating a seamless flow for entertaining. The sitting-dining room is generously proportioned and features patio doors that lead out to the large covered terrace, providing a perfect space to relax and enjoy the sea views.

The apartment comprises a main bedroom with built-in wardrobes, ensuring ample storage space and a door opening onto the patio. The second bedroom has been cleverly divided into two smaller bedrooms, currently offering three bedrooms in total. One of these bedrooms includes a built-in wardrobe, while the other features a free-standing one. Additionally, the bedrooms overlook a small patio of 7m².

**External Areas:** This property offers access to fantastic communal facilities, including a refreshing pool located at the top/rear of the complex. Surrounding the pool area, you'll find beautifully landscaped gardens that overlook the sea, providing a tranquil oasis for residents to enjoy. The front of the complex also features lush gardens, enhancing the overall appeal and aesthetics of the property.

**Communal Areas:** Residents of the complex benefit from the use of the communal pool and gardens. The pool area offers a picturesque setting with breathtaking sea views, allowing you to unwind and soak up the Mediterranean ambiance.

**Included in the Sale:** The apartment is being sold fully furnished with kitchen appliances. Additionally, the property includes a valuable parking space in the underground garage, providing convenient and

secure parking options. A storeroom of 6m2 is also included, offering additional storage space for your belongings.

Don't miss out on this fantastic opportunity to own a spacious ground floor apartment in a sought-after complex near the beach in Mojacar Playa.

**Location:** The apartment boasts a prime location in Mojacar Playa, perfectly situated opposite the wide and inviting beaches of Las Ventanicas. With a wide selection of restaurants, bars, and beach bars nearby, you'll have an array of dining and entertainment options right at your doorstep. The vibrant promenade, as well as additional restaurants and bars, can be reached with just a short 6-minute walk. The seafront, located a mere 450 meters away, offers a delightful atmosphere and numerous establishments to explore.

#### 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 - €229,950  
Purchase tax - €16,097  
Land registry - approx. - €575  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €19,995  
Final Payment on completion - €206,955

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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