



Apartment  
3 bedrooms  
2 bathrooms  
70 m<sup>2</sup>  
Communal

**REF: VHMx 2700**

## Mojacar Playa

**€149,950**

Lovely 3 Bedroom Seaview Apartment for sale on the “Moro Manco” complex with Communal Pools in Marina de la Torre Golf in Mojacar, Almeria, Andalusia.

### Overview:

Located in Marina de la Torre Golf course, this beautifully refurbished 3-bedroom, 2-bathroom apartment on the second floor offers gorgeous sea views and a perfect blend of comfort and convenience. With multiple access options and a location that caters to both beach enthusiasts and golf lovers, this apartment presents an enticing opportunity for coastal living at its finest.

### Layout:

The apartment is part of a three-storey complex, and its second-floor position ensures captivating views of the sparkling sea. The interior boasts contemporary bathrooms and a kitchen that exudes modern elegance. A standout feature is the enclosed terrace of 14m<sup>2</sup> with glass curtains, offering a versatile extra lounge area for year-round enjoyment. The third bedroom has been converted into a walk-in wardrobe, though it can easily be reverted to a bedroom, providing flexibility to suit your lifestyle needs. The main bedroom has an ensuite bathroom and sea views.

### Communal Areas:

The complex is complemented by well-maintained external areas, including two inviting communal pools, perfect for relaxation and socializing. The apartment itself overlooks the delightful communal pool area and provides scenic views of the renowned Marina de la Torre golf course. Residents of this complex have access to two communal pools, providing ample opportunities to unwind and soak up the Mediterranean sun.

### Included in the Sale:

This apartment comes fully furnished with high-quality fixtures and fittings, making it a turnkey solution for buyers. The apartment boasts ducted dual air conditioning, providing both hot and cold air for year-round comfort. The separate fully fitted and equipped kitchen opens to a utility patio at the back, adding to the functionality of the living space. Underground parking space.

With its proximity to golf courses, the beach, and a range of amenities, this property is an excellent choice for those seeking a coastal lifestyle, where leisure and relaxation are at your doorstep.

### Communal areas

There are communal walkways and 2 communal pools for the residents (an 2 adults pool and a 2 children's pools).

### Location

For the precise location, see the pin on Google maps above. The complex is located on the Marina de la Torre Golf course. There are hotels, restaurants and shops within walking distance as well as the beach. Situated between the charming towns of Mojacar and Garrucha, Marina de la Torre enjoys a prime location on the coast. The apartment is conveniently close to the beach, just a 15-minute walk away (with a slight uphill on the return). Alternatively, it's a mere 1 km distance to the sandy shores. Residents have various options for accessing the apartment, whether it's crossing the hallway from the underground carpark, strolling past the communal pool and using the stairs, or accessing it from the rear walkway, avoiding any stairs.

### 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 - €149,950  
Purchase tax - €10,497  
Land registry - approx. - €375  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €11,995  
Final Payment on completion - €134,955

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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