



Apartment
2 bedrooms
2 bathrooms
67 m²
Communal

REF: VHMX 2708

Mojacar Playa

€209,500

Seafront 2-Bedroom Apartment for sale on Indabella II, Mojacar Playa, Almeria, Andalusia with sea views and lovely communal pool.

Overview: This attractive 2-bedroom apartment sits on the top floor (second floor) of the Indabella II urbanisation in Mojacar Playa, Almeria. With lovely sea views and just across the main road from the beach, this property provides a convenient home. The apartment is accessed via external stairs leading up from the communal garden. A second staircase leads up from street level. The apartment comes with a garage space. This would make an excellent holiday home or investment as a holiday rental.

Layout:

There is a spacious and inviting living area that seamlessly flows into the dining space with plenty of natural light. There is direct access to the terrace, offering wonderful sea views. Two generously-sized bedrooms, each equipped with mirrored built-in wardrobes and ceiling fans. The front bedroom boasts a direct view of the sea as well as an ensuite bathroom with bath, while the rear bedroom overlooks the serene communal garden. There is a guest bathroom with a shower cubicle. A fully fitted and well-equipped separate kitchen complete with a window hatch that connects to the dining area offers kitchen appliances including a dishwasher, electric hob, fridge-freezer, and microwave. A utility area is conveniently located off the kitchen, this area is fitted with a sink, washing machine, and hot water heater.

External Areas:

Terrace: A picturesque 9m² front terrace, partially covered, offers unobstructed sea views and overlooks the main road.

Communal Areas:

Pool & Garden: Indabella II boasts a gorgeous communal pool surrounded by beautifully manicured gardens and lawns - a serene oasis for relaxation and recreation. There is a garage space of 15m² in a communal garage, complete with electric door access. Staircases from the garage and the pool area lead directly to the apartment.

Included in the Sale: The apartment is ready to move into and comes inclusive of kitchen appliances, furniture, 2 TVs, mosquito screens, water filter (osmosis), ducted air conditioning (hot and cold air), and

an electric water heater.

Location: For the precise location, see the pin on Google maps above. Situated a stone's throw from the sandy beaches of Mojacar Playa, this property is also within walking distance to lively bars, restaurants, and the scenic promenade, ensuring entertainment is always at your fingertips.

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 - €209,500
Purchase tax - €14,665
Land registry - approx. - €524
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €17,950
Final Payment on completion - €188,550

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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