



Apartment  
2 bedrooms  
One bathroom  
🏠 58 m<sup>2</sup>  
🏠 Communal  
EPC Consumption: G  
EPC Emissions: G

**REF: VHMx 2709**

## Mojacar Playa

**€142,000**

Sunny, south facing apartment on the urbanisation known as “Pueblo Altico” for sale in Mojacar Playa, Almeria, Andalusia with a large terrace and lovely communal pool, only 200 metres from the beach.

### Overview

This is a south facing, ground floor apartment of 58m<sup>2</sup> on a small complex. It has a lovely communal pool and garden with lawned areas. The apartment is a corner one and has a large south facing terrace of 18m<sup>2</sup> running along the front of the property. Parking is on the street just in front of the complex. The urbanisation is a 3-minute walk from the sea, ideal for those wanting to walk to the beach and back in the summer months. There are shops, bars and restaurants within a few minutes' walk as well. This would make a perfect holiday or rental apartment. Currently the apartment is rented out for short lets / holiday rentals and would therefore make an excellent investment. There is a coin operated air conditioning unit (hot and cold air) in the lounge.

### Layout

The communal walkway leads directly to the front door. There is a communal passageway at the back of the complex which accommodates windows from the kitchen and bathroom of the apartment to get ventilation. Inside the apartment there is an open plan lounge-diner with a separate kitchen that has a hatch window opening onto the dining area. At the far end of the sitting room, patio doors give access to a large private terrace that overlooks the communal garden with the pool nearby. There is a retractable awning providing shade. The kitchen is fitted and equipped with an integrated oven and washing machine as well as white units and a black counter top.

A hallway leads to the 2 bedrooms both with built-in wardrobes and looking out to the front. The main bedroom has direct access onto the terrace and there is a family bathroom with a bath and a small window for ventilation.

### Communal Areas

Kidney shaped pool which is fenced off from the rest of the garden. The pool is surrounded by grass and mature trees providing fabulous shade in the summer. The garden is well maintained and looked after.

Included in the sale: Fully furnished and equipped with all fixtures and fittings. Air conditioning (hot and

cold air) in the lounge. Ceiling fans in all the rooms.

**Location:** For the precise location, see the pin on Google maps above. Situated just 200 metres from the sea, this property enjoys a prime location of Mojacar Playa. Mojacar Playa has numerous restaurants, bars, and beach bars within walking distance. You'll have the luxury of choice when it comes to dining out or experiencing the vibrant nightlife. Mojacar Playa is known for its beautiful sandy beaches and stunning coastal scenery as well as the promenade, making it an ideal destination for beach lovers and outdoor enthusiasts.

#### 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 - €142,000  
Purchase tax - €9,940  
Land registry - approx. - €355  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €11,200  
Final Payment on completion - €127,800

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.



REF: VHMx 2709

