



Apartment  
3 bedrooms  
2 bathrooms  
🏠 92 m²  
🏡 Communal

**REF: VHMx 2738**

## Mojacar Playa

**€192,000**

Coastal 3-Bedroom Duplex Apartment with Breathtaking Views in a Prime Location of Mojacar Playa, Almeria, Andalusia with a lovely communal pool and garden.

### Overview:

This 3-bedroom, 2-bathroom property features two south-facing terraces with mesmerizing vistas of the coastline, sea, and Sierra Cabrera mountains. With off-street private parking, spacious communal areas, and proximity to the beachfront, this property is an ideal retreat for those seeking a holiday home, permanent home or looking for an investment. There is an attractive communal pool and garden. The complex is south facing and only 450 metres from the sea.

### Layout:

Stepping through the front door you come into a hall that leads to the main living area. To the right, there's a double bedroom with a built-in wardrobe and a street-facing window. To the left, you'll find a well-appointed bathroom with a shower cubicle and a convenient washing machine, along with a small window for natural ventilation. The kitchen, separate from the main living area with a window hatch for convenience, is well equipped and has a dishwasher, an electric hob and oven, a microwave and a water filter tap. The dining-sitting room is generously sized and features a cozy fireplace for those cooler winter evenings. Large patio doors open onto the upper south-facing terrace, offering stunning sea and mountain views.

Descending the stairs, there is a hallway with shelving and the fridge/freezer. There are two more double bedrooms, both spacious and equipped with built-in wardrobes and patio doors that lead to the large lower terrace, perfect for sun loungers and outdoor relaxation. From here, you can enjoy the picturesque gardens with lush lawns and swaying palm trees. A second bathroom with a bathtub completes this lower level.

### External Areas:

This duplex apartment boasts two captivating terraces, both facing south. The upper terrace, accessible from the dining-sitting room, offers mesmerizing sea and mountain views. The lower terrace, larger in size, is ideal for outdoor lounging and overlooks the landscaped communal gardens with lawns and palm trees. The off-street private parking at the front of the apartment ensures convenience and security for your vehicles or alternatively could be utilised as a private terrace / garden particularly

inviting in the summer months.

#### Communal Areas:

The property benefits from a communal pool surrounded by lawns and sun loungers. Access to the pool is via external stairs leading down to the pool at the bottom end of the urbanisation. There are well-maintained gardens and lawns, creating a serene and inviting environment for residents to enjoy.

#### What's Included in the Sale:

- Air conditioning and fireplace in the lounge
- Off-street private parking

#### Location:

See exact location on Google maps above. Situated in a prime location of Mojacar Playa near Las Ventanicas beach, this duplex apartment is a 5-minute walk from the beachfront, where you'll find a wealth of restaurants, bars, and shops. The proximity to these amenities and the beautiful shoreline is very convenient. Additionally, the apartment offers easy access to Sierra Cabrera mountains, making it an excellent base for outdoor enthusiasts and nature lovers.

#### 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 - €192,000  
Purchase tax - €13,440  
Land registry - approx. - €480  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €16,200  
Final Payment on completion - €172,800

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.



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