




Town House

3 bedrooms

2 bathrooms

 112 m²

 Communal

REF: VHMx 2743

Mojacar Playa

€285,000

Frontline complex with lovely townhouse for sale on Mojacar Playa, Almeria, Andalusia, only a couple of minutes walk from the beach and includes an outside numbered parking space, an underground garage space and a storeroom.

Overview

This townhouse is ideally situated on a small urbanisation called "El Duende", very close to the beach and very easy walking distance from all amenities including supermarkets, banks, shops and medical centre. The property is distributed on 2 floors with a large solarium of 30m². There is a private covered terrace on the ground floor with views of the communal garden and pool. The property comes with an underground parking space and a storeroom of 4m² plus an allocated parking space on the street. This is an ideal investment property for those interested in doing summer and winter rentals. Currently the owners have a very successful rental business. It has 3 bedrooms, 2 bathrooms, cloakroom /WC, fully equipped separate kitchen, lounge-diner with access to terrace and private roof terrace. Access to property is via the community gate and you will find the house a few meters along the community walkway.

Layout

Ground floor: The front door opens into an entrance hall leading to the right to a cloakroom and to the left a separate (small) kitchen fully equipped with all white goods including dishwasher. The washing machine and hot water boiler are in a cupboard in the entrance patio area. The lounge-diner has a wood burning stove and patio doors leading out to a covered terrace area overlooking the community pool area and the sea.

First floor: The master bedroom has built-in wardrobes, a ceiling fan and an ensuite bathroom with a shower cubicle. The windows open onto a balcony. There two other double bedrooms with built-in wardrobes and a full bathroom with a bath.

Another flight of internal stairs leads up to the private roof terrace equipped with a gas BBQ, terrace furniture and an awning for shade in the summer months. There are wonderful 360° views of the sea, the mountains and the picturesque village of Mojacar.

Sale includes: partly furnished with white goods, fixtures and fittings. Allocated outside numbered

parking space.

Extras include:

Centralised ducted air conditioning (hot & cold air), wood burning stove, gas central heating, numbered parking space on the street, garage space and storeroom.

Communal areas: pool and gardens.

Location

For the precise location, see the pin on Google maps above. The complex is a 2-minute walk from the beach, supermarkets, restaurants and bars as well as many other amenities. The beach is less than 100 metres away. Living in this property you don't need a car as you have everything you need within walking distance.

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 - €285,000
Purchase tax - €19,950
Land registry - approx. - €713
Notary fees - approx. - €855
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €25,500
Final Payment on completion - €256,500

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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