



Apartment  
2 bedrooms  
2 bathrooms  
🏠 95 m<sup>2</sup>  
🏠 Communal  
EPC Consumption: F  
EPC Emissions: E

**REF: VHMx 2759**

## Mojacar Playa

**€199,950**

Spacious 2-Bedroom Apartment with Golf Course and Sea Views in Marina de la Torre, Mojacar, Almeria with 2 garage spaces and a storeroom.

**Overview:** This beautifully presented 2-bedroom apartment, sold fully furnished with kitchen appliances, offers a comfortable and stylish living space in the picturesque Marina de la Torre golf course community in Mojacar, Almeria. With an impressive built area of 95m<sup>2</sup>, a large covered terrace boasting stunning golf course and sea views, and a rear terrace with mountain vistas, this property is a perfect retreat for those seeking a coastal lifestyle with easy access to amenities. Enjoy the convenience of two garage spaces, a lift, and a 5m<sup>2</sup> storage room, all included in the sale.

**Layout:** As you step inside this delightful apartment, you'll find two generously sized bedrooms, both with built-in wardrobes and direct access to the rear terrace. The rear terrace also features a utility room with a washing machine, sink, and an electric hot water heater. The spacious bedrooms offer the flexibility to incorporate a home office if needed.

The open plan kitchen-living-dining area is thoughtfully designed, with large windows that open onto the terrace, filling the space with natural light. The kitchen comes fully equipped with a fridge, electric hob and oven, and a dishwasher. There are two bathrooms, one with a shower cubicle and the other with a bath, providing convenience and comfort.

**External Areas:** This apartment offers two exceptional outdoor spaces. The large covered terrace provides the perfect setting for enjoying panoramic views of the golf course and the sea, while the rear terrace offers tranquil mountain vistas.

**Communal Areas:** Residents of this community have access to lovely communal areas, including a large swimming pool, surrounded by wooden decking, that overlooks the golf course and offers fabulous sea views. It's the perfect spot for sunbathing and cooling off during the warm Almeria summers. There is a gym in the basement for residents.

**Location:** Located within Marina de la Torre golf course, this apartment is closer to Garrucha and within walking distance to shops and restaurants. You can easily stroll to Garrucha in 20 minutes, where you'll find a variety of amenities and dining options. Lidl is only a 20-minute walk away or a 5-minute drive for your grocery needs. The beach is a short 10-minute walk (550m), complete with a beach bar during the summer months. On the golf course itself, you'll find a couple of restaurants and bars, adding to the convenience and enjoyment of living here.

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

- Fully furnished apartment with furniture and kitchen appliances.
- Two garage spaces for secure parking.
- A 5m<sup>2</sup> storage room.
- Access to the large communal pool with sea views.
- Two inviting terraces with different scenic vistas.
- A lift for easy access within the building.
- Centralised air-conditioning (hot and cold air).

This apartment offers the ideal combination of convenience, comfort, and breathtaking views. Whether you're looking for a permanent residence, a vacation getaway, or an investment opportunity, this property in Marina de la Torre, Mojacar, is a fantastic choice.

#### Location

For the precise location, see the pin on Google maps above. Located within Marina de la Torre golf course, this apartment is closer to Garrucha and within walking distance to shops and restaurants. You can easily stroll to Garrucha in 20 minutes, where you'll find a variety of amenities and dining options. Lidl is only a 20-minute walk away or a 5-minute drive for your grocery needs. The beach is a short 10-minute walk (550m), complete with a beach bar during the summer months. On the golf course itself, you'll find a couple of restaurants and bars, adding to the convenience and enjoyment of living here.

#### 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 - €199,950  
 Purchase tax - €13,997  
 Land registry - approx. - €500  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €16,995  
 Final Payment on completion - €179,955

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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