





Villa

7 bedrooms

6 bathrooms

 517 m<sup>2</sup>

 3,474 m<sup>2</sup>

EPC Consumption: G

EPC Emissions: G

**REF: VHMx 2773**

## Carboneras

**€698,000**

Unique Shell Shaped Hilltop Property for Sale with Stunning Views in Fazahali, Carboneras in Almeria, Andalusia.

Overview: Welcome to "Casa Concha de Fazahali", a one-of-a-kind hilltop retreat with a truly distinctive design inspired by the shape of a shell. Designed by architect Luis Santos Morueco, this remarkable property boasts undulating roofs cascading down one side, creating a visually stunning and unique silhouette. With its warm and inviting atmosphere, Casa Concha offers seven bedrooms, six bathrooms, multiple sitting rooms, and expansive communal areas, providing a blend of comfort and convenience. Set in the picturesque landscapes of Cabo de Gata Natural Park, this extraordinary property offers panoramic views of the surrounding mountains and valleys, making it a true sanctuary. Whether you're seeking a tranquil countryside retreat, a versatile cohousing opportunity, or an unforgettable holiday rental, Casa Concha promises an unparalleled experience in this semi-desert area.

Layout: Spanning 517 m<sup>2</sup> on a fenced 3,474 m<sup>2</sup> rustic plot, Casa Concha comprises four independent apartments within the main house, each offering unique living spaces. 2 apartments have 2 double bedrooms whilst the remaining 3 apartments have 1 double bedroom. All the apartments enjoy cosy sitting rooms with wood-burning stoves, open plan kitchens, full bathrooms, built-in wardrobes and private terraces.

The main house showcases a grand entrance leading to two living rooms, a dining room with a fireplace, a kitchen with breakfast bar plus a separate pantry with access to the patio outside. Additional features include a basement with three rooms, one of which is currently a wine cellar and the other two are storerooms. However, these rooms could easily be transformed into a recreational space, a gym, a workshop or an office. There is an integrated garage with space for one car. Going out to the patio from here, is a double bedroom and ensuite bathroom with its own separate entrance from the garden.

The house is full of unusual details including stain glass windows, rounded walls, old wooden doors, marble stairs, ceramic tiles and windows in places that allow you to see the stars at night. There are views from all the windows, whatever the size or the shape, of the beautiful surrounding countryside, and there is complete privacy in this corner of Carboneras.

The house comes equipped with heating by low consumption electric radiators, hot water with solar

panels, and support from a gas-oil boiler, mains water, and connectivity to mains electricity plus telephone and internet connection.

External Areas: Outside, low-maintenance gardens adorned with local flora complement the natural landscape, while paved areas provide ample space for outdoor dining and relaxation. A built-in barbecue area invites al fresco gatherings, while mature almond and olive trees offer shade and tranquillity.

Location: Casa Concha provides a tranquil escape amidst almond and olive groves, just 8 km from fabulous beaches. Situated atop a hill in Carboneras, Casa Concha enjoys a privileged location within easy reach of Carboneras and Agua Amarga's charming villages and secluded beaches. The surrounding area boasts renowned natural attractions such as Genoveses Beach, Monsul Beach, and the quaint towns of La Negras, Rodalquilar, and Isleta del Moro. Vibrant coastal destinations like Mojácar, Vera, and Garrucha are within a 20 km radius, offering a variety of amenities, dining, and entertainment options.

Included in Sale: The property comes fully equipped with white goods, fixtures, and fittings, along with modern amenities such as solar water heating, a gas boiler, a gas chimney in the kitchen, electric radiators, and an unconnected water deposit (aljibe).

This is an extraordinary opportunity to purchase a completely original and unique property set in the natural park of Cabo de Gata, with beaches only 8km away.

Airports: Almeria 35 mins; Murcia 1 hr 30 mins; Alicante 2 hr; Malaga 2 hr 30 mins.

Golf Courses: Mojacar: Marina de la Torre, Vera: Valle del Este and Cuevas de Almanzora: Desert Springs.

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 - €698,000  
Purchase tax - €48,860  
Land registry - approx. - €1,745  
Notary fees - approx. - €2,094  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €66,800  
Final Payment on completion - €628,200

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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