



Villa  
4 bedrooms  
5 bathrooms  
🏠 373 m<sup>2</sup>  
🏠 500 m<sup>2</sup>  
🔑 Private

**REF: VHMx 2776**

## Mojacar Playa

**€875,000**

Luxurious Villa for Sale with Private Pool in Mojacar Playa, Almeria, Andalusia only 500 metres from the Beach.

**Overview:** Welcome to Casa Las Piedras, a spectacular villa situated 500 m from the seafront on Mojacar Playa. This spacious property offers the main house and a guest annex as well as a private swimming pool and pretty sea views. With its prime location just a short stroll away from the beach and local amenities, Casa Las Piedras promises an unforgettable Mediterranean retreat.

**Layout:** Spread across three levels, Casa Las Piedras offers elegance and comfort.

**Ground Floor:** The villa's entrance welcomes you with a charming garden gate and a double automatic gate for convenient vehicle access. Ample private parking is available for several cars within the grounds, surrounded by lush tropical gardens. Enjoy various terraces, both open and covered, perfect for relaxation and al fresco dining. Additionally, a barbecue area and a sparkling private swimming pool offer endless entertainment possibilities.

The ground floor features an entrance hall leading to a separate apartment with 1 double bedroom, a bathroom with a shower and a spacious lounge-diner with an open-plan fully equipped kitchen. An internal staircase leads to the upper levels.

**First Floor:** Ascend to the first floor, where an impressive grand living room awaits. Adorned with terraces on either side, a built-in bar, a computer corner, and a minstrel gallery above, this space is perfect for social gatherings. The large fully fitted and equipped separate kitchen offers delightful sea views, while a dining area and a covered terrace provide additional seating options. Utility and rear terraces complete this level's amenities. Accommodations on this level include a guest toilet and a double bedroom with an ensuite bathroom with shower, and access to the pool area.

**Top Floor:** The top floor boasts a minstrel gallery with wooden balustrades leading to two double bedrooms, each with an ensuite shower and ceiling fans. The master bedroom features a dressing area and access to a private terrace looking out to the sea. All the bedrooms have built-in wardrobes.

**External Areas:**

- Private swimming pool
- Pergola for shade next to the pool
- Mature gardens
- Various terraces for dining and relaxation
- Barbecue area
- Ample private parking within the grounds of the property

Included in the Sale:

- Dual air conditioning in the living room and three bedrooms in the main house
- Dual air conditioning in the lounge of the separate apartment

Please note that there are on going holiday rentals at the villa.

**Location:** Situated in the southern end of Mojacar Playa, Casa Las Piedras enjoys proximity to the beach, shops, restaurants, bars and a variety of amenities. The nearest beaches, Playa de Las Ventanicas and Cueva del Lobo, are just a short 5-minute walk away (approximately 500 m).

**Airports:** Almeria 45 mins; Murcia 1hr 30 mins; Alicante 2hr; Malaga 2 hr 30 mins.

**4 Golf Courses:** Marina de la Torre in Mojácar; Valle del Este in Vera; Desert Springs in Cuevas del Almanzora; Aguilón Golf in Pulpí.

**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.

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.

#### **Approximate purchasing costs**

Net price - €875,000  
 Purchase tax - €61,250  
 Land registry - approx. - €2,188  
 Notary fees - approx. - €2,625  
 Conveyancing - approx. - €1,500

#### **Standard forms of payment**

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €84,500  
 Final Payment on completion - €787,500

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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