



Apartment
3 bedrooms
2 bathrooms
🏠 86 m²

REF: VHMx 2814

Mojacar Playa

€275,000

Immaculate Furnished Apartment For Sale on Mojacar Playa, Almeria, Andalusia, only 1 minute from Palmeral Playa.

Overview: This pristine apartment, sold fully furnished, is in impeccable condition and meticulously maintained. Situated on the first and top floor of a small block of four apartments positioned above commercial properties, it boasts a prime location on the seafront, just steps away from the beach.

Layout: Access to the apartment is via stairs leading up to the first floor, where you'll enter a spacious, bright, and airy communal hall with a light well. This hall serves the four neighbouring apartments. Through the front door, you step into a large hallway that connects to various rooms throughout the apartment. At the end of the hall is the sitting-dining room, providing a comfortable space for relaxation and dining.

Adjacent to the living room is a separate, fully fitted, and equipped kitchen in vibrant blue and yellow hues. This kitchen has access to a northwest-facing covered terrace, offering a peaceful spot for alfresco dining while overlooking neighbouring properties. Despite its proximity to the main road along the beachfront, the apartment remains very quiet, ensuring tranquillity on the terrace.

The apartment features three bedrooms and two bathrooms. The master bedroom is exceptionally large, featuring a dressing area with two built-in wardrobes and an ensuite bathroom complete with a bath and electric heater. Additionally, the master bedroom includes an office area, offering ample space for work or study. The hallway provides even more storage with additional built-in wardrobes.

The second bedroom is spacious and includes a built-in wardrobe, while the third bedroom, which has a utility room with a water heater and washing machine, offers space for building additional wardrobes or shelving. The second bathroom includes a built-in shower cubicle.

External Areas: The northwest-facing covered terrace is a peaceful spot for alfresco dining. Despite the apartment's close proximity to the main road along the beachfront, it remains very quiet, providing a tranquil outdoor space.

Included in the Sale: This apartment is sold fully furnished, including all decorative objects and

accessories. It is equipped with air conditioning and electric heaters in all rooms, ensuring comfort throughout the year. The apartment also features a video entry phone.

This apartment offers a convenient, fully-equipped living space in a desirable beachfront location, ideal for those seeking a ready-to-move-in home with excellent access to local amenities and the beach.

Location: For the precise location, see the pin on Google maps above. Located on Mojacar Playa, the apartment is conveniently close to several restaurants, bars, and the beach, which is right across the road. With street parking available and a bus stop at the end of the road, there is no need for a car. The communal areas are well-maintained with very low community fees.

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.

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 - €275,000
Purchase tax - €19,250
Land registry - approx. - €688
Notary fees - approx. - €825
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €24,500
Final Payment on completion - €247,500

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.

REF: VHMx 2814

