



Apartment  
2 bedrooms  
2 bathrooms  
153 m<sup>2</sup>  
Communal

REF: VHMX 2837

## Mojacar Playa

€299,990

Stunning Ground Floor Apartment For Sale with Panoramic Views in Marina de la Torre, Mojacar, Almeria with 2 Parking Spaces and a Storeroom.

Overview: This exceptional ground floor apartment, located in a modern building overlooking the golf course in Marina de la Torre, Mojacar, Almeria, offers breathtaking sea views and overlooks the beautifully designed communal pools. The apartment boasts a total built area of 92m<sup>2</sup>.

### Features:

Terrace: The L-shaped, covered terrace spans 42m<sup>2</sup> and extends to the bedrooms, providing all-round windows with views of the mountains, sea, golf course, and pools. The wooden decking around the pool area, complemented by glass railings, ensures you can enjoy uninterrupted views from the pools. The corner apartment also offers a vantage point over the children's pool.

Living Area: The open-plan sitting-dining room, along with the American-style kitchen, boasts windows on two sides, allowing for maximum light and stunning views. This space seamlessly opens onto the terrace, creating a perfect blend of indoor and outdoor living.

### Bedrooms:

- The main bedroom features large built-in wardrobes, direct access to the terrace, and an ensuite bathroom with a shower.
- The second bedroom also has direct terrace access.

Bathrooms: Both bathrooms are equipped with showers, ensuring convenience and comfort.

Utility Room: Includes a window, water heater, washing machine, and utility sink, providing practical functionality.

Parking and Storage: The apartment comes with two underground garage spaces, each with a constructed area of 17m<sup>2</sup>, and a storeroom with a constructed area of 6m<sup>2</sup>.

### Additional Highlights

- Prime corner apartment location

- South facing aspect
- Direct access to the front door via the front terrace
- Modern amenities and design for comfortable living
- Centralised ducted air conditioning – hot and cold air
- A lift for easy access from the garage
- Includes kitchen appliances only, not furniture
- Communal gym

This contemporary apartment is perfect either for personal use as a permanent or holiday home, or would make an excellent rental investment. It offers unparalleled quality and potential.

#### Location

This apartment is ideally situated to enjoy the best of Marina de la Torre. With lovely views of the golf course, sea, mountains, and communal pools, it offers a tranquil living experience. For the precise location, see the pin on Google maps above. Located 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 3-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.

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 - €299,990  
 Purchase tax - €20,999  
 Land registry - approx. - €750  
 Notary fees - approx. - €900  
 Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €26,999  
 Final Payment on completion - €269,991

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 2837

