



Apartment
2 bedrooms
One bathroom
🏠 64 m²
🏡 Communal

REF: VHMX 2851

Mojacar Playa

€249,000

Mojacar Beachfront Apartment for Sale – Terrace, Pool, and Parking on Mojacar Playa, Almeria, Andalusia.

Located in the highly desirable Bajos del Bancal Urbanisation on Mojacar Playa, this beautiful first-floor apartment offers stunning sea views and direct access to Ventanicas Beach, one of the most sought-after beaches in Mojacar. The apartment is designed for relaxed coastal living, with a spacious terrace that allows you to enjoy panoramic views of the Mediterranean.

The interior features an open-plan living area that includes the kitchen, dining, and sitting spaces. The master bedroom has wall-to-wall wardrobes, while the second bedroom is fitted with a built-in wardrobe. The fully fitted kitchen is separated from the lounge by a stylish glass brick wall and bar. Patio doors lead from the living room out to the terrace, and the full bathroom includes a bath.

Additional features include a ceiling fan in the living room and dual air conditioning in both the lounge and bedrooms. The apartment comes with a designated underground parking space and a private storeroom. Residents have access to a communal pool with sea views and well-maintained gardens, all within a first-line complex directly opposite the pristine Ventanicas Beach.

- Location: Bajos del Bancal Urbanisation, Mojacar Playa, Almeria
- Bedrooms: 2 bedrooms (Master with wall-to-wall wardrobes)
- Bathroom: 1 full bathroom with bath
- Living Area: Open-plan kitchen, dining, and lounge space
- Outdoor Space: Large terrace with stunning sea views
- Kitchen: Fully fitted with glass brick wall and bar
- Climate Control: Ceiling fan in the living room, air conditioning in lounge and bedrooms
- Awnings on the Terrace including side and front sunshade blinds
- Parking: Allocated space in underground garage with storeroom
- Communal Features: Pool with sea views, well-maintained garden
- Beach Access: First-line complex directly opposite Ventanicas Beach, one of Mojacar's best beaches

Location: For the precise location, see the pin on Google maps above. 2 minute walk to shops and restaurants.

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 - €249,000
Purchase tax - €17,430
Land registry - approx. - €623
Notary fees - approx. - €747
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €21,900
Final Payment on completion - €224,100

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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