

Villa
2 bedrooms
3 bathrooms
250 m²
662 m²
Private

REF: VHMX 2861

Mojacar Playa

€695,000

Luxury Villa For Sale with 360º Views and Pool on Mojácar Playa in Almeria, Andalusia

This spectacular 3-bedroom, 3-bathroom villa is located in the heart of Mojácar Playa, less than 500 metres from the beach and small shopping centre. The property, set on a 622 m² plot, blends modern elements with the timeless design of Mojácar's classic architecture. Its exclusive cul-de-sac location ensures privacy, while offering convenient access to local amenities. The villa boasts stunning sea and mountain views, visible from its upper solarium.

Inside, the spacious layout includes a modern kitchen with direct garden access, a bright living room with a fireplace, and a separate dining area. The ground floor also features a guest bedroom with an en-suite bathroom, as well as an office space with built in cupboards. The master suite, located on the upper floor, offers access to a solarium, where you can enjoy 360º views of the surrounding area. The home was fully renovated in 2015 with high-quality materials, combining comfort and elegance. The villa also has a winter room / garden or conservatory with large glass panels on two sides that open completely, allowing this room to become a covered terrace in the warmer months.

This villa is perfect for entertaining, with its large outdoor spaces that include a swimming pool, solarium, and various terraces. Additional features like central heating, air conditioning, an elevator, a garage and electric gate add to its convenience and luxury.

- 3 bedrooms, 3 bathrooms on a 622 m² plot
- Prime location less than 500 metres from the beach
- Exclusive cul-de-sac for added privacy
- Modern kitchen with garden access
- Spacious living room with fireplace and dining area
- Master bedroom with 360º views from solarium
- Fully renovated in 2015 with high-quality materials
- Outdoor swimming pool, solarium, and terraces
- Elevator for easy access between floors
- Central heating, air conditioning, and garage
- Close to Mojácar Shopping Centre and other amenities
- Automatic blinds on all windows

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• Double glazed and turn & tilt windows
• Stylish security bars on all windows

Location: For the precise location, see the pin on Google maps above. Situated in Mojacar Playa, this fantastic property benefits from the convenience of being within a short stroll of the Parque Comercial, Mojacar's commercial centre, featuring an array of cafes, shops, bars, and restaurants, as well as supermarkets, medical centre, beaches, and vibrant beach bars, all within a 2-minute walk (200m radius).

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.

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 - €695,000
Purchase tax - €48,650
Land registry - approx. - €1,738
Notary fees - approx. - €2,085
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €66,500
Final Payment on completion - €625,500

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.

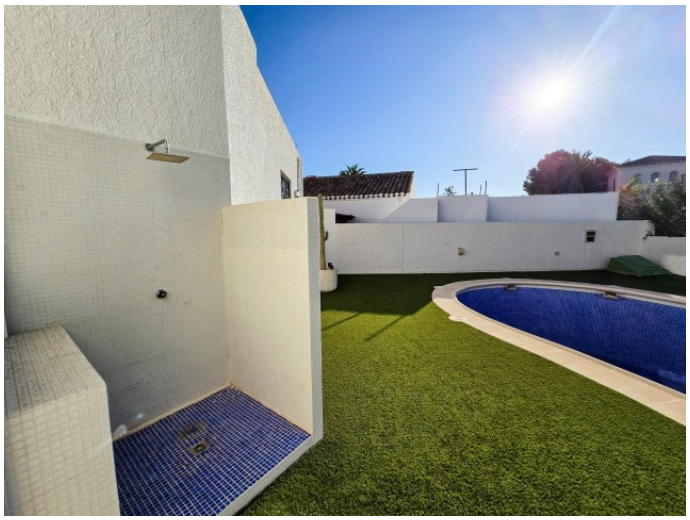
For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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