



Villa
4 bedrooms
3 bathrooms
🏠 135 m²
🏠 235 m²
🚗 Private

REF: VHMx 2868

Mojacar Playa

€485,000

Stunning 4-Bedroom Villa For Sale with Panoramic Sea Views and Pool in Mojacar Playa, Almeria, Andalusia plus Garage.

Nestled in the scenic enclave of Mojacar Playa, this remarkable villa offers breathtaking, uninterrupted sea views from nearly every corner. Situated in the exclusive Cumbres Reales community, the property is just a short walk from the popular Las Ventanicas Beach. With a spacious partially covered terrace, rooftop views extending 360° to the mountains and sea, and a plunge pool surrounded by an outdoor BBQ area, this villa combines luxury with the natural beauty of the Mediterranean coast.

Inside, the villa boasts an open-concept design connecting the comfortable living room, complete with fireplace and large windows framing stunning sea views, to the dining area and modern fitted kitchen. Four spacious bedrooms offer ample storage with built-in wardrobes. The master suite provides a private terrace with captivating sea views and an ensuite bathroom featuring a walk-in shower and bathtub. Heated towel rails in the bathrooms and central heating radiators ensure year-round comfort. There are air conditioning units (hot and cold air) in the main bedroom and the sitting room.

This villa also includes high-end conveniences such as a private garage, mosquito blinds, and multiple terraces. Perfect for hosting, the property's outdoor spaces are designed for relaxation and entertaining, from the BBQ zone with shaded awnings and plunge pool, to the expansive rooftop terrace. Located close to local shops, restaurants, and the beachfront promenade, this home offers a perfect blend of luxury and privacy.

- Spectacular uninterrupted sea views from every level of the villa
- 4 spacious bedrooms, 3 bathrooms, including a master suite with private terrace
- Open-concept living room with fireplace and panoramic views
- Modern, fully equipped kitchen with adjacent dining area and terrace access
- Partially covered terrace with BBQ area, plunge pool, and awnings
- Large roof terrace offering 360° views of the sea and mountains
- Year-round comfort with central heating, double-glazed windows, and air conditioning
- Private lock-up garage and easy access to Las Ventanicas Beach and Mojacar Playa amenities

Location

For the exact location please click on "enlarge button" to see on Google maps, above right. Just 2 minutes by car, and you're at the beach.

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 - €485,000
Purchase tax - €33,950
Land registry - approx. - €1,213
Notary fees - approx. - €1,455
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €45,500
Final Payment on completion - €436,500

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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