



Apartment  
3 bedrooms  
2 bathrooms  
🏠 75 m²

**REF: VHMx 2895**

## Carboneras

**€135,000**

Fully Renovated Apartment for Sale in Carboneras, Almeria, Andalusia – Near Beach

Located in a quiet street near the Church in Carboneras, Almeria, this fully renovated and refurbished apartment offers coastal living just 450m from the beach. The property has been updated with a brand-new kitchen, bathrooms, electrics, and hot water heater, along with new air conditioning units and extra-thick double glazing for enhanced comfort. With a spacious layout and contemporary finishes, this home is an ideal choice for those seeking a convenient coastal residence.

The apartment features a large sitting-dining room with access to a small terrace overlooking the street. The separate modern kitchen is fully fitted with sleek white units, an integrated oven and microwave, a gas hob, and a dishwasher. A large window allows for plenty of natural light, making the kitchen a pleasant and functional area. There are three bedrooms, one of which is equipped with a built-in wardrobe for ample storage. There are two stylish bathrooms, both with modern walk-in showers and glass screens, while one also includes a wooden basin unit and storage cupboard.

Additional benefits include proximity to all essential amenities, including shops, supermarkets, and restaurants, while the stunning Cabo de Gata Natural Park is just a short drive away. The apartment's prime location, combined with its high-quality renovations and modern comforts, makes it an excellent option for those looking to enjoy the best of Carboneras' coastal lifestyle.

- Fully renovated and refurbished apartment in Carboneras, Almería
- Located on a quiet street near the Church, 450m (7 mins) from the beach
- Brand-new kitchen, bathrooms, electrics, and hot water heater
- Extra-thick double glazing for noise reduction and insulation
- Spacious sitting-dining room with access to a small terrace
- Modern fully fitted kitchen with integrated oven, microwave, gas hob, and dishwasher
- Large kitchen window providing ample natural light
- Two stylish bathrooms with modern walk-in showers and glass screens
- Three bedrooms with convenient storage
- Close to shops, supermarkets, restaurants, and local amenities
- Easy access to Cabo de Gata Natural Park and coastal attractions

Location: See exact location of the property on the map (above right). Carboneras offers a full range of services, including supermarkets, shops, banks, pharmacies, schools, and medical centres. For those looking to explore further, the vibrant town of Mojacar is only a 20-minute drive away, offering even more options for entertainment, dining, and leisure activities.

Airports: Almeria airport is a 35 minute drive, Murcia airport is a 1 hour 30 minute drive, Alicante airport is 2 hours away and Malaga airport is 2 hours 30 minutes away.

Golf Courses: Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Aguilas: Aguilón 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 - €135,000  
Purchase tax - €9,450  
Land registry - approx. - €338  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €10,500  
Final Payment on completion - €121,500

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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