





Apartment  
3 bedrooms  
One bathroom  
 71 m<sup>2</sup>  
 Communal

**REF: VHMx 2905**

## Mojacar

**€159,950**

3-Bed Apartment with Sierra Cabrera Views & Pool – Mojácar Playa, Almeria, Andalusia.

This spacious three-bedroom, first-floor corner apartment in a prime elevated position on Mojácar Playa offers stunning views of the Sierra Cabrera mountains. Located 750m (approximately a 12-minute walk) from the beach, the property is set on an incline—making the walk down to the sea easy, with an uphill return. With lift access, a large terrace, and a community swimming pool, this apartment provides a fantastic blend of comfort and convenience. An allocated parking bay and a private 18.4m<sup>2</sup> storeroom add to its practicality, making it an ideal choice for a holiday home or permanent residence.

Inside, the spacious open-plan living area leads to the main terrace, perfect for outdoor dining and relaxation. The refurbished galley kitchen is fully equipped with integrated appliances, including an oven, microwave, electric hob, fridge-freezer, and washing machine. The main bedroom features a double bed and ample storage, while the second bedroom and third bedroom provide additional space for guests or family members. Ceiling fans in all bedrooms ensure comfort throughout the warmer months. The full bathroom includes a walk-in shower, bidet, wash basin, and WC for a modern, functional layout.

Additional features include electric wall heaters for year-round comfort and a second private terrace accessible from one of the bedrooms. The community swimming pool, located at the front of the complex, is just a short walk away. With its fantastic location close to beaches, shops, and restaurants, this property is an excellent investment for those looking to enjoy the best of Mojácar Playa.

- First-Floor Corner Apartment – Elevated position in Mojácar Playa
- Sierra Cabrera Mountain Views – Enjoy stunning landscapes from your terrace
- 750m to the Beach (12-Min Walk) – Set on an incline, easy walk down, uphill return
- Three Bedrooms – With ceiling fans
- Spacious Living Area – Opens onto a large terrace for outdoor dining
- Refurbished Kitchen – Fully equipped with modern appliances
- Full Bathroom – Walk-in shower, bidet, wash basin, and WC
- Two Terraces – Main terrace off the lounge + private terrace off a bedroom
- Air Conditioning & Electric Wall Heaters – Comfortable year-round living
- Community Pool & Allocated Parking – Added convenience

- Private Storeroom (18.4m<sup>2</sup>) – Perfect for extra storage

Location: For the precise location, see the pin on the map above. 750m from the beach or a 12-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 - €159,950  
Purchase tax - €11,197  
Land registry - approx. - €400  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €12,995  
Final Payment on completion - €143,955

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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