





Villa

4 bedrooms

3 bathrooms

 332 m²

 525 m²

 Communal

EPC Consumption: C

EPC Emissions: C

REF: VHMx 2908

Mojacar Playa

€825,000

Luxury Villa for Sale in Mojacar, Almeria, Andalusia – 3 Bedrooms, Pool, Mountain & Sea Views.

This stunning contemporary villa, completed in 2021, is located in the sought-after Vista de los Ángeles area of Mojacar, just 600m from the beach. Designed for modern living, the property boasts a sleek architectural style, high-end finishes, and spacious interiors. Expansive floor-to-ceiling windows flood the living areas with natural light, offering breathtaking views of the mountains and the Mediterranean.

The villa spans 332m² over three levels, featuring an open-plan living, dining, and kitchen area on the ground floor, complete with a pellet stove and a stylish quartz countertop kitchen with top-tier Bosch appliances, including double wall ovens and a built-in wine cooler. A separate laundry room, guest cloakroom, and a double bedroom (currently used as an office) complete this level. Upstairs, three spacious bedrooms provide comfort and privacy, with the master suite boasting a private terrace, en-suite bathroom with a bathtub and walk-in shower, and a generous dressing room. The second bedroom also has an en-suite, while the third enjoys sea views and access to a separate bathroom.

Additional highlights include a 55m² basement with external access, ideal for a games room or workshop. Outdoors, a private pool, landscaped flower beds, and a secure driveway with an electric gate enhance the villa's appeal. Walking distance to shops, restaurants, and Mojacar's beautiful coastline, this home offers both luxury and convenience, with Garrucha just a short drive away and Cabo de Gata within an hour's reach.

- Location & Views: Detached villa in Vista de los Ángeles, Mojacar, with mountain and sea views
- Plot & Build Size: 525m² plot, 332m² built area
- Layout: 4 bedrooms, 3 bathrooms, 1 WC, open-plan living-dining-kitchen
- Kitchen: Modern modular design with quartz countertops, integrated sink, Bosch double ovens, built-in wine cooler, and top-end appliances
- Living Spaces: Pellet stove, floor-to-ceiling patio doors for natural light, wooden-style ceiling fans
- Laundry Room: Extra Storage & Extra Fridge-Freezers
- Master Suite: Private terrace, en-suite with bathtub & walk-in shower, walk-in wardrobe (convertible into a 5th bedroom)
- Basement: 55m² space for storage, games room, or workshop with separate access
- Climate Control: Centralized ducted AC/heating, dimmer lights in the kitchen

- Outdoor Area: Private pool, landscaped flower beds, electric gate with driveway parking
- Proximity: 600m to the beach, walking distance to shops & restaurants, minutes to Mojacar village & Garrucha, 1-hour drive to Cabo de Gata
- Fixtures, fittings and white goods are included in the sale

Location: For the precise location, see the pin on the map (above right). 600m from the beach or an 8-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 - €825,000
 Purchase tax - €57,750
 Land registry - approx. - €2,063
 Notary fees - approx. - €2,475
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €79,500
 Final Payment on completion - €742,500

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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