





Villa

4 bedrooms

3 bathrooms

 251 m²

 659 m²

 Private

REF: VHMx 2925

Mojacar Playa

€450,000

Spacious Villa for Sale in Mojácar Playa, Almeria, Andalusia with Pool and Garage

Villa Selene is a spacious 4-bedroom villa for sale in a private, gated urbanisation in Mojácar Playa, Almería. Set on the largest plot in a development of just seven properties, this home enjoys an elevated position with sweeping views of the sea, mountains, and surrounding greenery. Its modern Mediterranean design includes terracotta tiles, Macael marble finishes, and multiple terraces for enjoying sun or shade throughout the day. Just 450 metres from the beach, and only a 9-minute walk to restaurants and shops, the location is both peaceful and convenient.

The villa is spread across three levels. The main entrance opens to a bright hallway with storage and a guest toilet. The spacious living room features a fireplace with a wood-burning stove and direct access to a sea-view terrace. A separate dining area opens onto a balcony facing a nearby castle. The independent kitchen, fitted with granite countertops, dishwasher, and washing machine, leads out to the rear patio and partially covered BBQ terrace. The upper floor has a generous en-suite bedroom with dressing area, fitted wardrobes, and private terrace. On the lower floor, there are three double bedrooms—one en-suite—all with built-in wardrobes, ceiling fans, and direct access to the pool and garden.

Designed for outdoor living, the villa features a large private swimming pool (in need of retiling), landscaped garden and multiple terraces including a rooftop solarium. Other features include air conditioning, individual heating, double-glazed PVC windows with shutters, fitted wardrobes, ceiling fans, and mosquito nets. The property also includes a private garage, guest parking, a reinforced security door, telecom entry system, and its own direct access to the pool area—exclusive to this end-of-row villa. This is a large property with generous outdoor space, ideal for full-time living or as a high-end holiday residence.

- Location: Quiet gated urbanisation in Mojácar Playa, 450m from the beach
- Plot Size: Over 600 m² – largest in the development
- Views: Panoramic sea, mountain, and castle views
- Living Room: Lounge with fireplace and access to sea-view terrace
- Dining Area: Opens onto private balcony with scenic outlook
- Kitchen: Independent, fully fitted, granite counters, access to rear patio

- Bedrooms: 4 total – 2 en-suite; all with built-in wardrobes and ceiling fans
- Bathrooms: 3 full bathrooms + 1 guest toilet, premium marble in master bath
- Outdoor Areas: Pool, BBQ terrace, solarium, and gardens
- Windows: Double-glazed Climalit PVC, with exterior shutters and mosquito nets
- Flooring: Terracotta tiles throughout, Macael marble in main bathrooms
- Comfort: Air conditioning, individual heating (hot/cold), ceiling fans
- Security: Reinforced door, telecom entry, private gated complex
- Garage: Private lock-up garage plus off-street parking
- Orientation: East-facing, light-filled from morning to late afternoon
- Unique Features: End-of-row villa with exclusive garden and pool access
- Condition: Excellent throughout; pool requires retiling
- Status: Sold as seen

Location: For the precise location, see the pin on the map (above right). 450m from the beach or a 9-minute walk to shops, restaurants and promenade.

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, Pulpí: 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 - €450,000
 Purchase tax - €31,500
 Land registry - approx. - €1,125
 Notary fees - approx. - €1,350
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €42,000
 Final Payment on completion - €405,000

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.

REF: VHMx 2925

