



Land

 501 m²

REF: VHMX 2928

Mojacar Playa

€60,000

Building Plot for Sale in La Parata, Mojácar – 500.58m² with Mountain Views

Located at the entrance to the sought-after La Parata area of Mojácar, this urban plot of 500.58m² offers a fantastic opportunity to build your own home in a peaceful setting with lovely views of the Sierra Cabrera mountains.

It is one of four plots in this small development—two have already been sold, and only two remain available. The plot allows for residential construction over two floors, with a maximum building allowance of 30% of the total land area.

There is access to mains water and electricity, making it ready for development. Although the plot does not have sea views, it enjoys a tranquil setting and beautiful mountain scenery.

- Plot size: 500.58m²
- Buildable area: Up to 30% over two floors
- Utilities: Mains water and electricity available
- Location: Entrance to La Parata, Mojácar
- Views: Mountain views of Sierra Cabrera
- Price: €70,000

Location: On the map click on enlarge and the exact location of the property for sale in Mojacar, Costa Almeria, Andalusia is marked with the blue pin. The Parata is a residential area just off the coast of Mojacar. The distance from the villa to the beach is 1.4km and 4 minutes drive. This is a very sought after area for people looking for an exclusive, peaceful location, yet close enough by car to all the beach amenities.

Airports: Almeria airport is 45 minutes' drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

Golf Courses: Marina de la Torre in Mojacar, Valle del Este in Vera, Desert Springs in Cuevas del Almanzora and Aguilon in Pulpi.

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 - €60,000

IVA - 10% - €6,000

Land registry - approx. - €150

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €3,000

Final Payment on completion - €54,000

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.

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