



Apartment
2 bedrooms
2 bathrooms
77 m²
Communal

REF: VHMx 2943

Mojacar Playa

€315,000

Spectacular Frontline 2 Bed / 2 Bath Top Floor Apartment for Sale with Breathtaking Sea Views, Private Garden and Access to 3 Pools – Los Patios, Macenas, Mojácar, Almería, Andalusia

This beautifully presented 2 bedroom, 2 bathroom frontline apartment is located in the exclusive Los Patios urbanisation within the Macenas Beach Resort, Mojácar. Positioned on the top floor and boasting panoramic sea views, this property is just a short walk from the beach and offers access to three communal swimming pools, private gardens, underground parking and resort-style amenities.

Overview

Set in a complex designed to resemble a traditional Andalusian village, the Macenas Resort offers a secure, peaceful environment by the sea. This spacious 77m² apartment also benefits from a 12m² terrace and an additional 25m² private garden, ideal for year-round outdoor living. Its southeast orientation ensures plenty of morning sunshine and unforgettable sunrise and sea views.

Layout

The apartment features a bright open-plan living and dining area that opens directly onto the sea-facing terrace—perfect for al fresco dining and relaxation. The fully fitted kitchen includes a window hatch that connects to the dining area for easy entertaining.

- Master bedroom with en-suite bathroom featuring double basins, bath with shower, toilet, bidet, and window
- Second double bedroom with built-in wardrobes
- Second bathroom with a modern walk-in shower
- Large terrace with space for an outdoor dining table
- Private garden of 25m², offering an extended outdoor living space rarely found in apartments

The apartment is beautifully decorated and comes fully furnished, including all white goods, making it completely ready to move into.

Communal Areas

Los Patios residents enjoy access to a communal swimming pool nearby, with two additional pools available within the Macenas Resort. The complex features 24-hour security, underground access to the beach, and offers housekeeping services. Residents can also enjoy the Macenas Beach Club,

which includes a pool, gym, beauty salon, shop, and two restaurants.

Included in the Sale

- Fully furnished
- All white goods
- Underground parking space
- Use of three pools and private garden

Location

The apartment is ideally situated:

- 3-minute drive to the restaurants and cafes on Mojácar Playa's seafront promenade
- 10-minute drive to supermarkets, banks, and essential services in Mojácar
- 5-minute walk to Macenas Beach
- Close to protected natural beaches, including Playa del Sombrerico, Playa de Bordenares, Playa de Sopalm, and Playa del Algarrobico

This frontline property is ideal as a holiday home, investment, or year-round residence, offering a rare combination of stunning sea views, private garden space, and resort-style living.

Location

For the exact location of the property, please refer to the map above.

Airport Connections

The property is ideally located for access to several airports: Almería airport is just 1 hour away, Murcia airport is approximately 1 hour 20 minutes, Alicante can be reached in around 2 hours, and Málaga in 2 hours 45 minutes.

Golf Nearby

Golf enthusiasts will appreciate having four excellent courses within easy reach: Marina de la Torre in Mojácar, Valle del Este in Vera, Desert Springs in Cuevas del Almanzora, and Aguilón Golf in Pulpí.

Legal Note

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.

About Us

Mojacar Estates has been a trusted independent property sales and holiday rentals agency since 1982. Our experienced team—each with over 20 years in the industry—provides a professional and reliable service. We speak English, Spanish, and German, and offer a wide selection of properties for sale and rent in Mojácar and the surrounding areas, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos, and San Juan de los Terreros.

Approximate purchasing costs

Net price - €315,000
Purchase tax - €22,050
Land registry - approx. - €788
Notary fees - approx. - €945
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €28,500
Final Payment on completion - €283,500

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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