




Villa

4 bedrooms

4 bathrooms

 251 m²

 487 m²

REF: VHMx 2947

Carboneras

€496,000

Modern Villa with Pool, High-Spec Interiors and Italian Kitchen For Sale in El Llano de Don Antonio, Carboneras, Almeria

4 Bedrooms · 4 Bathrooms · Private Pool · Solarium · 487m² Plot

This exceptional contemporary villa offers high-end design and top-quality materials throughout. Located in the quiet inland village of El Llano de Don Antonio, just a 5-minute drive from the beaches of Carboneras, this spacious property is ideal for year-round living or as a luxurious second home on the Almería coast.

Property Overview:

The villa has a total built area of 250m² on a private plot of 487m². The main house offers 224m² of living space on the ground floor, plus a 28m² basement and a solarium with made-to-measure stairs finished in anthracite natural stone.

Key Features Include:

- 4 double bedrooms, 2 of which include walk-in dressing rooms
- 4 modern bathrooms, 3 of them en-suite, plus a separate guest WC
- Spacious open-plan living space with lounge, dining area, and a designer Italian kitchen
- Custom kitchen by "Doimu Cucine", equipped with premium Siemens appliances (2 ovens, 2 fridges, dishwasher, microwave, integrated coffee machine)
- Pantry, laundry room, entrance hall and underground garage
- Interior and exterior porcelain stoneware flooring, rectified finish; exterior tiles are non-slip (C3 rated)
- Large private swimming pool (50m²), fully tiled with specialist porcelain tiles for pools and oversized slabs
- Fully walled garden and terrace area with permanent shaded outdoor dining space
- Electric roller shutters in bicolour PVC (anthracite exterior, white interior)
- Double-glazed, high-security windows
- Solar panels producing 6kW of energy
- Electric fireplace in the lounge
- Fully tiled bathrooms with rectified porcelain tiles
- Natural stone coping on the top of exterior walls, matching the stairs to the rooftop solarium

This stylish property stands out for its clean architectural lines, excellent energy efficiency and privacy. It combines comfort, security and high-spec features for a modern Mediterranean lifestyle just minutes from the sea.

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 - €496,000
Purchase tax - €34,720
Land registry - approx. - €1,240
Notary fees - approx. - €1,488
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €46,600
Final Payment on completion - €446,400

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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