





Villa

2 bedrooms

2 bathrooms

 132 m²

 1 hectare

 Private

EPC Consumption: E

EPC Emissions: E

REF: VHMX 2953

Mojacar

€395,000

Secluded Villa for Sale in Mojácar with Private Pool, Large Plot of Land and Stables

Villa for sale in Mojácar, Almería, Andalusia, set in a peaceful and secluded location at the foot of the hill known as Mojácar La Vieja. The property sits on a 10,000m² plot with stables, a private swimming pool, and wonderful views of Mojácar village and the Sierra Cabrera mountains.

The villa is only a 5-minute drive to Mojácar village where you will find a petrol station, supermarket, and medical centre. Mojácar Playa, with its sandy beaches, shops, restaurants, and further services, is just 8 minutes by car.

Access and Outdoor Areas

A private electric gate opens into a large gravelled driveway with ample parking for several cars or larger vehicles. A wooden porch runs along the front of the villa, providing shade and an ideal outdoor seating area to enjoy the mountain views and tranquillity of the setting. The porch connects to the pool area at one end and to a spacious terraced area on the other side.

The pool area is completely private and surrounded by mature trees and nature, making it a calm and relaxing spot to enjoy the sun. There is also a solarium with access via exterior spiral stairs, as well as a solar panel for hot water on the roof.

Interior Layout

The villa is all on one floor, offering very practical and comfortable living.

- **Dining Room & Kitchen:** The front door opens into a bright dining area decorated with Andalusian tiles. To the right is the recently upgraded American-style open-plan kitchen with granite worktops, fitted with gas hob, electric oven, dishwasher, full fridge, and microwave. From here there are open views to the front.
- **Living Room:** To the left of the entrance, through an arch, is the spacious living room with a wood-burning stove and double doors opening directly to the pool terrace.

Bedrooms & Bathrooms

- The hallway from the dining room leads to a dressing room/storeroom and a bathroom with a large walk-in shower and window.

- The master bedroom has built-in wardrobes, direct access to the terrace, and a generous en suite bathroom with bath, overhead shower, and natural light.
- There is a second large double bedroom.
- A utility room houses a full freezer, washing machine, dryer, and electric water heater, with a door leading to the back tiled garden.

Additional Features

- Built area: 132m²
- Plot size: 10,000m²
- Stables: 111m²
- Property is walled and gated
- Not furnished, white goods included

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.

The information provided to the consumer regarding taxes and price will be valid for 24 hours, as it may be subject to variations in price or modifications to taxes or community fees.

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 - €395,000
 Purchase tax - €27,650
 Land registry - approx. - €988
 Notary fees - approx. - €1,185
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €36,500
 Final Payment on completion - €355,500

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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