



Apartment  
One bedroom  
One bathroom  
56 m<sup>2</sup>  
Communal

**REF: VHMX 2954**

## Mojacar Playa

**€160,000**

1-Bedroom Apartment for Sale in Spirit of Mojácar, Mojácar Playa, Almería

Bright fifth floor apartment (though it feels like a ground floor one as the property is at the same level as the street) for sale in Mojácar Playa located in the well-regarded urbanisation Spirit of Mojácar, just a 10-minute walk from the sandy beaches, promenade, restaurants, and local amenities. This property in Almería is an excellent option for holidays, rentals, or year-round living.

The apartment features a spacious living-dining room with access to a south-facing covered terrace of 11m<sup>2</sup>, enjoying open views of the Sierra Cabrera mountains. In front of the terrace lies a large communal walkway, which enhances the feeling of space and openness.

At the back of the apartment, there is a private patio of 26m<sup>2</sup>, accessed from the independent fully fitted kitchen with integrated white goods. The double bedroom includes a built-in wardrobe and a window overlooking the private patio. A well-designed bathroom with bathtub completes the interior layout.

This apartment in Spirit of Mojácar is sold fully furnished with an underground private parking space and storeroom included in the price.

The gated complex offers excellent communal facilities: a large swimming pool, spacious sunbathing areas, and beautifully maintained mature gardens, making it one of the most attractive developments on Mojácar Playa.

### Location

For the exact location of the property, please refer to the map above. 600 metres from the beach.

### 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 in Mojácar and Almería, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos, and San Juan de los Terreros.

#### Approximate purchasing costs

Net price - €160,000  
Purchase tax - €11,200  
Land registry - approx. - €400  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €13,000  
Final Payment on completion - €144,000

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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