




Town House

3 bedrooms

2 bathrooms

 121 m²

 66 m²

 Communal

REF: VHMx 2960

Mojacar Playa

€190,000

Townhouse for Sale on Girasoles Urbanisation, Mojácar Playa, Almería – Close to the Beach and Garrucha

This well-presented townhouse is located on the popular Girasoles urbanisation at the Río Abajo end of Mojácar Playa, within easy walking distance of the Playa de Rumina by the lagoon at Río Abajo and just a short drive to Garrucha with its shops, restaurants, and marina.

The property is built over three levels, offering comfortable living space, good outdoor areas, a private garage, and access to a communal swimming pool. The house has a total built area of 121m² and faces east, allowing for morning sunshine at the front and afternoon sun on the west-facing rear patio.

Layout:

- **Basement:** Integrated garage with direct access to a multipurpose room currently used as a third bedroom, featuring a small window and internal stairs leading up to the main living area.
- **Ground Floor:** Bright living-dining room with air conditioning and ceiling fan, and direct access from a private front terrace. To the rear is an open-plan fully fitted kitchen with a window overlooking the patio and a door leading out to the rear terrace, perfect for outdoor dining. The rear patio faces west and includes a water point, with space for a table and chairs or outdoor sofas.
- **First Floor:** Two double bedrooms, both with ceiling fans and hot/cold air conditioning. The main bedroom includes built-in wardrobes and access to a small terrace with distant sea views. The second bedroom has a door to an external staircase that leads up to the roof terrace. On this floor there is also a fully renovated bathroom with a modern walk-in shower, glass screen, and vanity unit, accessed via a sliding door.
- **Roof Terrace:** A private sun terrace offering lovely sea and mountain views, ideal for relaxing and enjoying the Mediterranean climate. 27m².

Residents of Girasoles benefit from a communal swimming pool and well-maintained shared areas, creating a peaceful and friendly environment. The location is ideal for both permanent living and as a holiday home, with the beach and local amenities just a short stroll away.

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.

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.

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.

Approximate purchasing costs

Net price - €190,000
Purchase tax - €13,300
Land registry - approx. - €475
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €16,000
Final Payment on completion - €171,000

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.

REF: VHMx 2960

