





Apartment
One bedroom
One bathroom
 45 m²
 Communal

REF: VHMX 2968

Mojacar Playa

€165,000

Top Floor Apartment with Large Terraces and Exceptional Sea Views – Cumbres II, Mojácar Playa, Almeria

Lovely top floor apartment in the Las Cumbres II community, enjoying outstanding sea and mountain views and located approximately 400m from the popular Las Ventanicas beach in Mojácar Playa. The property forms part of a well-maintained community with swimming pool and offers excellent rental potential.

The apartment comprises:

- Bedroom: One double bedroom with built-in wardrobe and air conditioning (hot and cold air).
- Bathroom: Full bathroom with bathtub.
- Kitchen: Fully equipped open-plan kitchen with breakfast bar, fridge-freezer, gas hob and electric oven, microwave and washing machine.
- Lounge: Bright living room with ceiling fan, air conditioning and double patio doors opening onto the terrace. There is also a sofa bed for occasional use.

The main terrace is an excellent space for outdoor dining, furnished with table and chairs and offering beautiful open views. A spiral staircase leads up to a private roof terrace equipped with two sun loungers – perfect for sunbathing or relaxing while enjoying panoramic views towards the sea and mountains.

The property is offered fully furnished and equipped. It would benefit from some light updating but is fully functional as it stands.

Communal Features:

- Lovely swimming pool
- Street parking
- Multiple staircases connecting the upper and lower access roads

Access Notes:

The apartment is reached via steps from the upper access road (approximately 40 steps down from Calle Bellavista). There is also pedestrian access down to the beach via stairways leading to Calle

Melodía.

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 - €165,000
Purchase tax - €11,550
Land registry - approx. - €413
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €13,500
Final Payment on completion - €148,500

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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