



Apartment
2 bedrooms
2 bathrooms
66 m²
Communal
EPC Consumption: G
EPC Emissions: F

REF: VHMX 2969

Mojacar Playa

€285,000

Fabulous 2 Bedroom Apartment with Stunning Sea Views plus Garage – Las Cumbres, Mojácar Playa, Almeria

Situated in the highly sought-after Las Cumbres urbanisation in the south end of Mojácar Playa, this beautifully refurbished 2-bedroom, 2-bathroom apartment offers panoramic sea views, a spacious 33m² private terrace, and underground garage. Just a short walk from the beach and local amenities, it is an ideal choice for a holiday home, full-time residence, or a property with excellent rental potential.

Property Overview

This second-floor apartment (access by steps) has an elevated position, providing uninterrupted views of the Mediterranean. The open-plan lounge and kitchen lead directly out to the terrace overlooking the community pool and the coastline below.

The kitchen is fully equipped with fridge-freezer, ceramic hob, oven, dishwasher, microwave, coffee machine, toaster, and full cookware and crockery. The washing machine and water heater are located in a private, locked utility cupboard next to the entrance.

The master bedroom has built-in wardrobes, air conditioning and patio doors leading directly to the terrace. The second bedroom also features built-in wardrobes, air conditioning and an en-suite shower room. A second shower room is located opposite the master bedroom.

Outside Space

The 33m² terrace includes:

- Dining table & chairs
- 2 sun loungers
- Awning for shade

A perfect space to relax, dine outdoors and take in the spectacular sea views.

Community & Location

Las Cumbres is known for its well-maintained pool and gardens, considered among the nicest in Mojácar, with outstanding panoramic views. The property is located above Ventanicas Beach, with shops, bars, cafés and restaurants within easy walking distance.

Please note: Access involves a steep hill. From the garage level and pool area there are two flights of steps to reach the apartment.

Key Features

- 2 bedrooms, 2 shower rooms
- Spacious 33m² sea view terrace
- Underground garage space
- Community swimming pool & gardens
- Air conditioning/heating in all rooms
- Built-in wardrobes
- Fully furnished and equipped
- Excellent rental potential
- High-demand residential area

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 - €285,000
Purchase tax - €19,950
Land registry - approx. - €713
Notary fees - approx. - €855
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €25,500
Final Payment on completion - €256,500

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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