



Apartment
 2 bedrooms
 2 bathrooms
 93 m²
 Communal
 EPC Consumption: C
 EPC Emissions: B

REF: VHMX 2975

Mojacar Playa

€299,000

Cantal Homes – Modern 2-Bedroom Apartment for Sale with Sea Views, Mojácar Playa, Almeria

Modern first-floor apartment with sea views located in Cantal Homes, a recently constructed frontline development at the south end of Mojácar Playa, directly opposite Playa Las Ventanicas. This is a highly sought-after area with supermarkets, restaurants, beach bars and all services within easy walking distance.

The property includes a private underground parking space and a large storeroom (11m²) within the secure gated community. There is a communal swimming pool and garden area.

Property Features

- 2 Bedrooms & 2 Bathrooms
- Private covered terrace with sea views
- Separate, fully fitted kitchen
- Air-conditioning (centralised)
- Wi-Fi connection
- Lift in the building
- Underground parking space + 11m² storeroom
- Communal pool and gardens
- Frontline position opposite Las Ventanicas Beach

Layout

The apartment consists of a bright lounge-diner with air-conditioning and patio doors leading out to the covered terrace. The terrace enjoys sea views, faces north, and benefits from morning and early afternoon sun. Its corner position provides an open outlook, and it is currently furnished with a table and sofa seating.

There is a separate modern kitchen equipped with fridge-freezer, ceramic hob and oven, microwave, and washing machine. The main bedroom has built-in wardrobes and air-conditioning, as well as an en-suite bathroom with bath. The second bedroom also has built-in wardrobes and air-conditioning. The second bathroom is fitted with a walk-in shower.

Terrace & Views

The terrace has attractive sea views and its corner position gives an open outlook. It is covered, north-facing, and benefits from morning and early afternoon sun. Furnished with table and sofa seating.

Community & Location

Cantal Homes is a secure gated urbanisation with landscaped gardens and a swimming pool (access via a few steps).

Directly opposite the promenade and Las Ventanicas, one of the most popular beaches in Mojácar Playa with a long stretch of fine sand and a selection of beach bars offering sunbeds and parasols.

Shops, supermarkets, restaurants and all amenities are within easy walking distance, making the property suitable as a permanent home, holiday home, or investment.

Location

For the exact location of the property, please refer to the map above. Located within easy walking distance to supermarkets, shops, cafés, bars, and restaurants, this apartment offers excellent convenience and lifestyle appeal. A great opportunity for those looking to enjoy coastal living in a sought-after area of Mojácar Playa, or to secure a rental property with strong demand.

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 - €299,000
Purchase tax - €20,930
Land registry - approx. - €748
Notary fees - approx. - €897
Conveyancing - approx. - €1,500

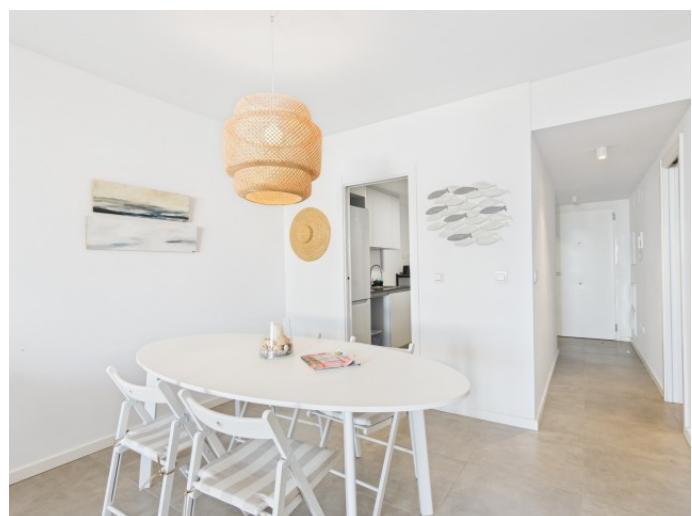
Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €26,900
Final Payment on completion - €269,100

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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