





Villa

4 bedrooms

2 bathrooms

 127 m<sup>2</sup>

 122 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: E

**REF: VHMx 2988**

## Mojacar Playa

**€350,000**

Attractive Villa For Sale with Sea & Mountain Views Near the Beach in Mojacar Playa, Almeria, Andalusia

Casa Artena is a well-proportioned “upside-down” style property, typical of the area, designed to make the most of the views and outdoor space. The house is built on a 122m<sup>2</sup> plot, with the living areas on the entrance level and the bedrooms on the lower floor.

The property is accessed from a quiet cul-de-sac in a pleasant residential area just a short walk from the seafront and promenade (approx. 500m / 9 minutes on foot). There is a private off-street parking space beside the front door.

The main entrance opens into a bright, open-plan living–dining–kitchen area. This level measures approximately 51m<sup>2</sup> and also includes a guest WC and a useful storage cupboard. The kitchen is fitted with wooden units and black worktops and is equipped with a fridge freezer, electric oven, gas hob, extractor fan, washing machine, dishwasher and counter-top microwave. A window faces the street, while a glass door from the living area leads out to the upper terrace of 14m<sup>2</sup>, offering lovely sea and mountain views. A pellet burner and ceiling fans provide comfort throughout the year. There is air conditioning throughout the property.

Downstairs (approx. 76m<sup>2</sup>) you will find the sleeping accommodation. There are four bedrooms in total:

- The main bedroom features an en suite bathroom with bathtub, a walk-in wardrobe and direct access to the large lower terrace (39m<sup>2</sup>) with open views.
- A smaller bedroom that would also work very well as a home office.
- Two further bedrooms, both with large fitted wardrobes, one of which also has access to the terrace.

This level also includes a family bathroom with a walk-in shower.

The house benefits from new PVC double-glazed windows and enjoys a north-east orientation. With its terraces on both levels, sea views and proximity to the beach, Casa Artena is a comfortable home for year-round living or holidays on the coast.

The sale includes kitchen appliances, pellet burner, air conditioning units, fixtures and fittings.

#### 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 - €350,000

Purchase tax - €24,500

Land registry - approx. - €875

Notary fees - approx. - €1,050

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €32,000

Final Payment on completion - €315,000

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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