



Apartment
2 bedrooms
2 bathrooms
🏠 84 m²
🏡 Communal

REF: VHMx 2998

Mojacar

€395,000

Seafront Top Floor Apartment with Private Solarium and Sea Views for Sale in Macenas, Mojácar, Almería

This well-presented top-floor apartment is situated in the established residential community of Los Patios in Macenas, just outside Mojácar and directly opposite Macenas beach. The property enjoys excellent sea views from the living area, main bedroom, and private roof terrace.

The apartment comprises two bedrooms, two bathrooms, a separate fully equipped kitchen, and a bright lounge-dining room with direct access to a private terrace. From here, stairs lead up to a spacious roof solarium, providing an ideal area for sunbathing, outdoor dining, or relaxing while enjoying the coastal views.

The main bedroom includes built-in wardrobes, air conditioning, and an en-suite bathroom with a bathtub and double basins, along with sea views. The second bedroom also has built-in wardrobes and air conditioning. In addition to the en-suite, there is a separate family bathroom with a walk-in shower.

The independent kitchen with window hatch is fully fitted and includes a fridge-freezer, ceramic hob and oven, dishwasher, and microwave. A utility cupboard in the entrance hallway houses the washing machine and hot water boiler.

The lounge-dining area is bright and comfortable, with air conditioning and patio doors opening onto the terrace, allowing for plenty of natural light and uninterrupted sea views. The property benefits from centralised air conditioning throughout and includes a private garage parking space and a storeroom of 6m². There is also direct access to the beach via an underpass.

The community offers well-maintained communal areas, including two swimming pools, landscaped gardens, and controlled access with 24-hour security.

Access to the apartment is through the gated entrance of the development. After passing the security point, the internal road leads to the garage where the allocated parking space is located. From the garage, pedestrian access leads into the communal grounds, with a short walk to the apartment.

Macenas is an area of ongoing development and growth, with the planned Macenas golf course scheduled to open in 2028, as well as the 5-star hotel Destination by Hyatt. The wider Macenas Resort also features a social area offering a range of amenities, including two restaurants, a gym, a shop, a supermarket, and a hairdresser, as well as cultural events, further enhancing the lifestyle appeal of the location.

Purchase Costs Estimated for €395,000 sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 27,650 €
 - Notary: approx. 1,185 €
 - Land Registry: approx. 987.50 €
 - Agent's commission payable by purchaser: 0 €
- Total estimated additional costs: approx. 29,823 €
Total: 424,823 €

Legal fees are not included. Exact tax amounts may vary depending on the buyer's situation. Buyers are entitled to full information under Decree 218/05 of 11 October. This estimate is valid for 24 hours and may change due to tax or price adjustments.

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.

Approximate purchasing costs

Net price - €395,000
Purchase tax - €27,650
Land registry - approx. - €988
Notary fees - approx. - €1,185
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €36,500
Final Payment on completion - €355,500

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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