

Apartment
2 bedrooms
One bathroom
57 m²
Communal

REF: VHMX 3002

Mojacar Playa

€179,000

Lovely Sunny Apartment for Sale in Moro Manco, Marina de la Torre Golf, Mojácar, Almeria

This well-maintained bright first floor apartment in the Moro Manco complex offers generous outdoor space and a convenient setting close to both the beach and the golf course.

The property boasts a covered terrace of 19m², ideal for outdoor dining, relaxing with seating, or enjoying the sun.

Inside, the front door opens directly into a bright and comfortable sitting-dining room with direct access and views to the terrace. The separate fitted kitchen is fully equipped and has access to a utility room.

The apartment comprises two double bedrooms, both with built-in wardrobes. The main bedroom overlooks the front terrace, while the second bedroom is also well-proportioned. The family bathroom has been renovated with a walk-in shower and glass screen.

The property is sold fully furnished and benefits from integrated hot and cold air conditioning throughout.

The apartment is conveniently located near one of the two communal swimming pools, both enjoying pleasant views towards the sea and the golf course.

Location
For the exact location of the property, please refer to the map above.

Situated approximately a 10-minute walk from the beach, the property is close to a small commercial centre with a selection of restaurants and amenities. The hotels within the Marina de la Torre golf resort are also nearby.

Ideally positioned between Mojácar and Garrucha, the area offers supermarkets, shops, and a wide range of dining options. A great choice for those who enjoy both golf and coastal living.

Purchase Costs Estimated for €179,000 sale price

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Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

Additional costs (not included in the price):
- Property Transfer Tax (ITP): 7% – 12,530 €
- Notary: approx. 600 €
- Land Registry: approx. 500 €
- Agent’s commission payable by purchaser: 0 €

Total estimated additional costs: approx. 13,630 €
Total: 192,630 €

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.

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 - €179,000
Purchase tax - €12,530
Land registry - approx. - €448
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €14,900
Final Payment on completion - €161,100

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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