



Town House
2 bedrooms
One bathroom
🏠 70 m²
🏡 Communal

REF: VHMX 3004

Mojacar Playa

€215,000

Las Palmeras – Townhouse for Sale in Mojácar Playa, Almeria

Situated in the popular residential area of El Palmeral in Mojácar Playa, this well-presented 2-bedroom townhouse enjoys an excellent location just 50 metres from the beach and within easy walking distance of shops, restaurants, beach bars and all amenities. The nearest beaches are Playa del Descargador, Palmeral and Río Abajo, making this an ideal property for holidays, rentals or year-round living.

The property is arranged over two floors and offers bright, comfortable accommodation with several outdoor spaces to enjoy the Mediterranean climate. On the ground floor there is a fully equipped separate kitchen, a guest cloakroom with WC, and a spacious lounge-diner with ceiling fan and patio doors leading out to a generous terrace facing Calle Orán. At the entrance of the property, the south-facing terrace opens directly onto the beautifully maintained communal gardens and swimming pool area, which is surrounded by lovely grassy lawns and landscaped gardens, creating a very pleasant setting for relaxing outdoors.

Upstairs, the main bedroom features a built-in wardrobe, air conditioning and direct access to the private roof terrace. The second bedroom has twin beds, air conditioning and a balcony with sea views. A full family bathroom completes this floor.

One of the highlights of the property is the refurbished roof terrace, finished with new tiles and furnished with outdoor seating, creating a wonderful space to relax and enjoy the lovely sea and mountain views. There is also an approximate 30m² private garden area, ideal for outdoor dining or sunbathing.

Additional features include air conditioning in both bedrooms, street parking and a children's playground within the community. The commercial centre of Mojácar Playa is also just a short walk away, while the beach can literally be reached in under three minutes on foot.

The property also benefits from having a valid tourist rental licence, making it an excellent holiday let investment with strong rental potential thanks to its superb beachside location, attractive communal facilities and proximity to amenities. Properties in this area are highly sought after for holiday rentals throughout the year, offering owners the opportunity to generate rental income while still enjoying their own holidays in Mojácar.

Purchase Costs Estimated for €215,000 sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 15,050 €
- Notary: approx. 700 €
- Land Registry: approx. 600 €
- Agent's commission payable by purchaser: 0 €

Total estimated additional costs: approx. 16,350 €

Total: 231,350 €

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 - €215,000

Purchase tax - €15,050

Land registry - approx. - €538

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €18,500

Final Payment on completion - €193,500

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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