



Apartment
2 bedrooms
One bathroom
🏠 71 m²
🏊 Communal
EPC Consumption: G
EPC Emissions: E

REF: VHMX 3013

Mojacar Playa

€269,000

Seaview Apartment For Sale with Lovely Terrace and Communal Pool in Mojacar Playa, Almeria, Andalusia

Located in the Urbanización Espejo del Mar on Mojácar Playa, Almería, this bright and well-presented first-floor apartment enjoys lovely sea and coastal views in a peaceful setting, just 150 metres from the beach. Set on a quiet cul-de-sac with very little passing traffic, the property offers the perfect balance of tranquillity and convenience, being only a short walk from shops, restaurants and bars, yet tucked away from the bustle of the seafront.

Access to the apartment is via two flights of stairs leading up from the street-level entrance to the small and well-maintained community, which has just two apartments per floor and a lovely communal swimming pool. The apartment benefits from added security with security bars on the front door.

The front terrace is a wonderful place to relax and enjoy the beautiful sea and coastline views, as well as views down towards the pool area. It is fitted with an overhead awning and side awning, providing shade and protection from the wind, making it comfortable for all times of year.

Inside, the apartment is bright, airy and filled with natural light. The front door opens into an entrance hallway, with the separate kitchen located to the left and a serving hatch opening through to the sitting-dining room. The living and dining area is spacious and welcoming, with side windows overlooking the pool and sea, and large front windows opening directly onto the terrace with its attractive sea views. For year-round comfort there is a wood burner for the cooler winter months, air conditioning and two ceiling fans. Roller blinds and mosquito nets are fitted on the windows throughout the apartment.

The separate kitchen includes a breakfast bar and a sink positioned beneath a window so you can enjoy the views while washing up. It is equipped with a microwave, electric water heater, fridge-freezer, electric hob and oven, extractor fan and washing machine.

A small inner hallway leads to the two bedrooms and bathroom. The main bedroom is spacious and features large windows opening onto the front terrace, allowing you to wake up to lovely sea views from the bed. It also includes large fitted wardrobes and air conditioning. The second bedroom also has fitted

wardrobes and air conditioning.

The full bathroom has a window providing natural light and ventilation and includes a toilet, bidet, basin and bath with overhead shower, as well as an electric wall heater for winter comfort.

This property would make an ideal holiday home thanks to its excellent location close to the sea while still enjoying privacy and peace. It also offers excellent potential as a rental investment or as a comfortable permanent residence within a small and tranquil urbanisation.

Purchase Costs Estimated for €269,000 sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 18,830 €
- Notary: approx. 900 €
- Land Registry: approx. 700 €
- Agent's commission payable by purchaser: 0 €

Total estimated additional costs: approx. 20,430 €

Total: 289,430 €

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 - €269,000

Purchase tax - €18,830

Land registry - approx. - €673

Notary fees - approx. - €807

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €23,900

Final Payment on completion - €242,100

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.

REF: VHMx 3013

