



Town House

3 bedrooms

2 bathrooms

 117 m²

 113 m²

EPC Consumption: E

EPC Emissions: E

REF: VHMX 3019

Mojacar Playa

€400,000

Split-Level Townhouse for Sale in Macenas Resort, Mojácar with Garden, Sea Views and Tourist Licence.

This bright 3-bedroom townhouse is located within the prestigious Macenas Resort in Mojácar and offers a private garden, multiple terraces, sea and golf views, and a valid tourist licence, making it an excellent choice as either a permanent residence, holiday home, or rental investment.

Entering through the front door, you arrive in a welcoming entrance hall. To the right is a guest cloakroom with WC, together with a useful storage cupboard. From the hallway, you step into the dining area, which connects to the separate fully fitted kitchen.

One of the most striking features of the property is the central glazed internal courtyard, which fills the home with natural light and creates a bright and airy atmosphere throughout. The dining area flows openly into the sitting room, while the split-level design incorporates staircases leading both down to the living room and up to the bedroom accommodation. There is also a built-in storage cupboard on this level.

The kitchen is fitted with white units and a beige Silestone worktop and includes an extractor hood, electric hob, oven and fridge-freezer. Windows overlook the rear of the property, and there is additional space for extra storage units or shelving if desired.

A flight of stairs leads down to the spacious living room, which enjoys direct access through large windows to the covered terrace and private garden. The windows facing the internal courtyard can be opened, allowing fresh air to circulate and creating a pleasant breeze during the summer months while enhancing the feeling of openness and space. The living room also benefits from a useful under-stairs storage cupboard.

Outside, the covered terrace overlooks the south-facing private garden, which measures approximately 58m² and features established trees and greenery. Several neighbouring properties have installed private swimming pools, making this a potential option for future owners, subject to permissions.

The upper levels accommodate the three bedrooms and two bathrooms. The principal bedroom

features built-in wardrobes and direct access via glass doors to a private terrace with beautiful views of the mountains, golf course and the Mediterranean Sea in the distance. The en-suite bathroom includes double washbasins, a bathtub, a window providing natural light and ventilation, and a separate area for the toilet and bidet concealed behind a sliding door.

A few steps higher is the family shower room, fitted with a shower cubicle, toilet and a window overlooking the internal courtyard. The second bedroom is a single room with a window opening onto the terrace, while the third bedroom is a double room with built-in wardrobes and access to a small terrace overlooking the rear of the property.

The townhouse offers a built area of approximately 118m², comprising 64m² on the ground floor and 54m² on the first floor. An allocated exterior parking space is located at the rear of the property.

The property benefits from a valid tourist licence, making it particularly attractive for buyers seeking a holiday rental investment.

Macenas Resort offers a growing range of facilities including a golf course due to reopen shortly, a clubhouse with two restaurants, a gym, shop and supermarket. The resort is part of a secure gated community with 24-hour security, guards and controlled entrance access.

The beach is less than a 10-minute walk away or only a 2-minute drive, while the unspoilt beaches of Macenas and Sopalmo are nearby. A local bus service connects Macenas Resort with Mojácar, providing a convenient alternative to using a car.

This is an excellent opportunity to purchase a bright and spacious home in one of Mojácar's most sought-after resort communities, combining security, lifestyle amenities and strong rental potential.

Purchase Costs Estimated for 400,000 € sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 28,000 €
 - Notary: approx. 1,200 €
 - Land Registry: approx. 1,000 €
 - Agent's commission payable by purchaser: 0 €
- Total estimated additional costs: approx. 30,200 €
Total: 430,200 €

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.

Airports: Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

4 Golf Courses: Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

About Us:

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English, and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

Approximate purchasing costs

Net price - €400,000
Purchase tax - €28,000
Land registry - approx. - €1,000
Notary fees - approx. - €1,200
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €37,000
Final Payment on completion - €360,000

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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