

Apartment
3 bedrooms
2 bathrooms
84 m²
Communal

REF: VHMX 3026

Mojacar Playa

€370,000

Fabulous 3 Bedroom Apartment with Stunning Sea Views and Garage for Sale in Las Cumbres I, Mojácar Playa, Almeria

Set within the highly desirable Las Cumbres I urbanisation at the southern end of Mojácar Playa, this beautifully positioned 3-bedroom, 2-bathroom apartment enjoys breathtaking panoramic sea views, a generous private terrace and the added benefit of an underground garage space. Just a short walk from the beach, shops, restaurants and all amenities, this is an excellent opportunity to purchase a holiday home, permanent residence or investment property with strong rental potential on the Almería coast.

Occupying an elevated fourth-floor position (accessed via steps), the apartment makes the most of its stunning Mediterranean views. The bright open-plan living and dining area flows seamlessly onto the spacious 27m² east-facing terrace, creating the perfect indoor-outdoor living space. From here, you can enjoy spectacular views across the communal swimming pool, landscaped gardens and the coastline beyond.

The apartment has a built area of 84m² and remains in its original condition since being purchased off-plan. While the kitchen and bathroom have not been modernised, they have been exceptionally well maintained and are perfectly functional, allowing the property to be enjoyed immediately while offering excellent potential to update and add value over time.

The fully equipped kitchen includes a ceramic hob, oven, fridge-freezer, dishwasher, microwave and electric water heater, with a window providing natural light and ventilation. The washing machine is located in a private, locked utility cupboard next to the front door of the apartment.

The spacious master bedroom features air conditioning, fitted wardrobe, an en-suite shower room and patio doors opening directly onto the terrace, allowing you to wake up to magnificent sea views each morning. The second and third bedrooms are both located at the rear of the property, each with air conditioning, while one also benefits from fitted wardrobes. A family bathroom with a full-size bathtub and window for natural ventilation completes the accommodation.
The apartment benefits from double-glazed windows throughout, all fitted with roller blinds, helping to provide comfort, privacy and energy efficiency all year round.

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The impressive private terrace is undoubtedly one of the apartment's standout features. With ample space for outdoor dining, relaxing and entertaining, it is fitted with two retractable awnings for shade and provides an exceptional setting to enjoy the Mediterranean climate throughout the year.

Residents of Las Cumbres I benefit from one of the most attractive communal pool and garden areas in Mojácar, renowned for its immaculate maintenance and outstanding panoramic views. The apartment is ideally situated above Ventanicas Beach, placing the beach, supermarkets, cafés, bars and restaurants all within comfortable walking distance.

The property also includes a valuable underground garage space, providing secure parking and additional convenience.

Please note that access to the urbanisation involves a fairly steep hill, and there are steps from both the garage level and the communal pool area to reach the apartment. However, its elevated position is exactly what creates the spectacular uninterrupted sea views that make this property so special.

Purchase Costs Estimated for 380,000 € sale price
Additional costs (not included in the price):
• Property Transfer Tax (ITP): 7% – 26,600 €
• Notary: approx. 1,200 €
• Land Registry: approx. 1,000 €
• Agent’s commission payable by purchaser: 0 €
Total estimated additional costs: approx. 28,800 €
Total: 408,800 €

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: See map above right for exact location. For beach enthusiasts, the beautiful shores of Vera Playa are just a 5-minute drive away, providing the perfect escape.

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 - €370,000
Purchase tax - €25,900
Land registry - approx. - €925
Notary fees - approx. - €1,110
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €34,000
Final Payment on completion - €333,000

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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