



Town House

3 bedrooms

3 bathrooms

 115 m²

 Communal

REF: VHMX 3030

Mojacar Playa

€385,000

3 Bedroom Townhouse with Sea Views, Large South-Facing Terrace & Communal Pool – Mojácar Playa, Almería

A rare opportunity in an exclusive development of just six homes, ideally located in Mojácar Playa, only a two-minute walk from Ventanicas beach, beach bars, shops and restaurants.

This spacious and versatile townhouse offers approximately 140m² of accommodation plus 19m² of terrace and balcony space, arranged over three levels. With fabulous sea views, a large south-facing terrace, communal pool and independent access to the lower level, it offers excellent flexibility as a permanent home, holiday property or home with guest/rental potential.

The property is marketed as a 3-bedroom, 3-bathroom home with an additional cloakroom, plus a further internal room currently suitable as an office, occasional bedroom, dressing room or storage.

Lower Level

The lowest level has direct access from the communal garden and pool, as well as internal stairs connecting it to the rest of the house, allowing it to be used independently by guests or family.

This newly built area comprises a large double bedroom with sea and garden views, double doors opening directly onto the garden, large fitted wardrobes and air conditioning. The modern en-suite bathroom has a walk-in shower, glass screen and contemporary vanity unit.

A major feature is the direct access from the bedroom to the beautifully maintained communal pool, creating a peaceful and private-feeling space just steps from the accommodation.

Middle Level

The middle floor has two original double bedrooms, both with sea views and built-in wardrobes. One bedroom has a sea-view balcony, sliding wooden doors and traditional slatted shutters, while the second has a sea-view window and built-in wardrobes. Neither bedroom currently has air conditioning.

There is also an additional internal room with a window onto the hallway, currently empty and fitted with spotlights. It could be used as an office, occasional bedroom, dressing room or storage area.

This level also includes a guest cloakroom, utility room/second kitchen and the original family bathroom, which has a full-size bath, electric towel rail, modern basin unit, spot lighting and a window providing natural light and ventilation.

The second kitchen/utility area provides useful additional storage and is particularly practical when the lower accommodation is being used independently.

Top Floor – Living Area

The main entrance is on the top floor, opening into a bright, spacious open-plan sitting and dining room with an American-style fitted kitchen.

The living area features a fireplace with wood-burning stove, perfect for cosy winter evenings. The fitted kitchen includes an electric oven and hob, washing machine, microwave, ceramic double sink and plenty of fitted cupboards.

Also on this level is a refurbished modern bathroom with walk-in shower, glass screen and window.

Large doors lead from the living area onto the generous partially covered, south-facing terrace, offering fabulous sea views and plenty of space for outdoor dining, entertaining and relaxing.

The property combines sliding wooden windows and shutters with PVC windows and adjustable slatted shutters in the newer areas. The slats can be adjusted to control light and provide complete privacy. Spot lighting has also been installed throughout the newly created areas.

Location & Outdoor Areas

The main entrance is accessed via a communal walkway serving the six properties, with stairs leading towards the communal parking area. Parking is unnumbered but there are sufficient spaces for the properties within the urbanisation.

The combination of excellent sea views, south-facing outdoor space, communal pool, flexible accommodation and an exceptional beachside location makes this a particularly attractive property.

- Approximately 140m² of accommodation
- Approximately 19m² of terrace and balcony space
- 3 bedrooms, 3 bathrooms + cloakroom as marketed
- Additional internal office/occasional bedroom

Please note: The lower-level bedroom and en-suite bathroom, together with the additional internal room, utility room and guest cloakroom, cannot legally be registered on the title deed. Consequently, this additional built area cannot be reflected in the official registered square metres of the property.

Purchase Costs Estimated for 385,000 € sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 26,950 €
 - Notary: approx. 1,200 €
 - Land Registry: approx. 1,000 €
 - Agent's commission payable by purchaser: 0 €
- Total estimated additional costs: approx. 29,150 €
Total: approx. 414,150 €

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 Almería, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

Approximate purchasing costs

Net price - €385,000

Purchase tax - €26,950

Land registry - approx. - €963

Notary fees - approx. - €1,155

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €35,500

Final Payment on completion - €346,500

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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