



Apartment
One bedroom
One bathroom
54 m²
Communal

REF: VHMx 3033

Mojacar Playa

€165,000

Renovated Ground-Floor Apartment Just 100m from the Beach – Mojácar Playa, Almería

A bright and spacious 54m² ground-floor apartment located in the Guardias Viejas Complex, just moments from the seafront on Mojácar Playa, Almería.

The apartment has been renovated and offers a fantastic opportunity as a holiday home, permanent residence or investment property.

The property benefits from level access at ground-floor level, making it also suitable for people with reduced mobility. There is also private parking directly outside the front door, providing excellent convenience and easy access. The communal parking area is secured by an electric entrance gate.

Inside, the apartment features a bright and spacious open-plan living room and kitchen, with a practical breakfast bar separating the two areas. Large windows running along the length of the living room allow plenty of natural light into the property, creating a light and welcoming atmosphere.

The apartment also benefits from windows at both the front and rear, allowing air to flow naturally through the property and creating a pleasant breeze during warmer months.

The accommodation comprises:

- Bright open-plan living and kitchen area
- Double bedroom with built-in wardrobe
- Renovated bathroom
- Fully fitted kitchen with built-in units
- Fridge/freezer
- Electric oven and hob
- Extractor fan
- Mosquito nets on the windows
- Fibre-optic internet
- Ground-floor access
- Parking directly outside the apartment
- Rear terrace with a northeast-facing aspect 9m²

- Air conditioning units in bedroom & lounge

The Guardias Viejas Complex is ideally positioned close to a wide range of amenities, including supermarkets, shops, restaurants, bars and cafés. The beach is approximately 100 metres away, making this an excellent location for enjoying the relaxed coastal lifestyle that Mojácar Playa is known for.

Residents also benefit from a large communal swimming pool with attractive sea views, as well as a concierge service.

With its excellent location, easy access, bright interior, outdoor terrace and reasonable monthly community fees, this is a very practical and attractive property with strong investment potential in Mojácar.

An excellent opportunity to purchase a renovated apartment close to the beach in one of Mojácar Playa's popular residential complexes.

Purchase Costs Estimated for 165,000 € sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 11,550 €

- Notary: approx. 500 €

- Land Registry: approx. 450 €

- Agent's commission payable by purchaser: 0 €

Total estimated additional costs: approx. 12,500 €

Total: approx. 177,500 €

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 - €165,000

Purchase tax - €11,550

Land registry - approx. - €413

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €13,500

Final Payment on completion - €148,500

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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