



Apartment
One bathroom
🏠 32 m²
🏡 Communal

REF: VHMx 3038

Mojácar Playa

€135,000

Studio Apartment For Sale with Private Solarium, Garage & Fabulous Views in Mojácar Playa, Almería, Andalusia

This practical furnished studio apartment is located in the popular Mirador del Mar urbanisation on Mojácar Playa, approximately 450 metres from the beach, just an 8-minute walk away.

Situated on the first (top floor) of this small block of studio apartments, the property offers bright, well-presented accommodation together with a fantastic private roof terrace boasting 360° panoramic views across the Mediterranean Sea and surrounding mountains.

The apartment retains its original white marble flooring, sourced locally, adding a touch of authentic local character while helping to keep the property cool and comfortable during the hotter summer months.

On entering the apartment, you are welcomed by a bright bathroom to the right, featuring a bathtub and window. The hallway provides plenty of useful storage with large fitted cupboards.

The accommodation then opens into a practical open-plan kitchen and dining area, equipped with a two-ring ceramic hob, sink, washing machine, half-size fridge and fitted storage units. There is also a folding dining table and chairs, along with a single bed featuring a pull-out bed underneath.

A couple of steps lead down into the living/bedroom area, which includes a sofa bed and an attractive open fireplace, providing a cosy atmosphere during the cooler winter months.

Sliding doors open onto the terrace, where a circular staircase leads up to the property's private roof solarium. This superb outdoor space is a real highlight, offering fabulous 360° views towards both the sea and mountains. With outdoor dining furniture, it is an ideal spot for sunbathing, dining, relaxing and enjoying the sunshine throughout the year.

The property also includes an individual 19 m² garage, providing secure parking and additional storage space – a particularly useful feature in this popular coastal location.

There is a large communal swimming pool for the residents of the urbanisation.

Property Highlights

- 32 m² built area
- 30 m² private solarium
- 19 m² individual garage
- 360° panoramic sea and mountain views from roof terrace
- Approximately 450 m from the beach
- Fully furnished
- Open-plan kitchen – living area
- Bright bathroom with bathtub and window
- Open fireplace
- Ideal holiday home, lock-up-and-leave property or investment opportunity

A delightful coastal retreat in a convenient location, offering excellent outdoor space, panoramic views and the added benefit of a private garaje in Mojacar Playa.

Purchase Costs Estimated for 135,000 € sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 9,450 €
 - Notary: approx. 450 €
 - Land Registry: approx. 400 €
 - Agent's commission payable by purchaser: 0 €
- Total estimated additional costs: approx. 10,300 €
Total: approx. 145,300 €

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 - €135,000
Purchase tax - €9,450
Land registry - approx. - €338
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €10,500
Final Payment on completion - €121,500

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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