



Villa
4 bedrooms
4 bathrooms
🏠 157 m²
🏠 544 m²
🏠 Private

REF: VHMx 3039

Mojácar Playa

€475,000

4 Bedroom Villa with Private Pool and Panoramic Sea Views for Sale in Mojácar Playa, Almería

This fabulous 4 bedroom villa in Mojácar Playa is set in an elevated position at the highly sought-after south end of the resort, enjoying panoramic views of the Mediterranean Sea, surrounding mountains and Mojácar village. Fully renovated and equipped with a private swimming pool, multiple terraces and a solar power system, the property combines privacy, views and proximity to the beach, which is approximately 500 metres away. This villa is part of a small urbanisation of villas and has a low community fee per month.

The villa stands on a 544m² plot and has a total built area of 157m² (127m² usable). Its “upside-down” layout has been designed to make the most of the views, placing the main living areas on the upper level.

The main entrance leads into a bright and spacious living room with air conditioning and fireplace, creating a comfortable year-round living space. An archway connects the sitting room with the dining area and open plan kitchen, which features white units and black Silestone worktops. From the dining area there is direct access to a terrace with outstanding sea views, fitted with an awning and space for outdoor dining. From here, a metal staircase leads up to a private roof terrace (solarium) with panoramic coastal views, shared only with the discreetly positioned solar panels.

Also on the upper level is a double bedroom with built-in wardrobe, air conditioning and access to a balcony with sea views. The adjoining shower room has dual access, serving both as an ensuite and as a guest bathroom from the living area.

An internal staircase leads down to the lower level, where there are three further bedrooms and the main access to the pool and outdoor areas. The master bedroom includes a double bed, dressing area, a renovated walk-in shower and access to a balcony with lovely views. Another bedroom has a double bed, built-in wardrobe, terrace access and an ensuite bathroom with both bathtub and separate shower. The fourth bedroom is fitted with bunk beds plus an additional single bed, built-in wardrobe and a sea-view window. This level also includes additional bathroom facilities and a cloakroom/utility area with WC, sink and washing machine. Three of the bedrooms have direct access to either a veranda or a balcony, reinforcing the strong indoor-outdoor connection.

The kitchen is fully fitted and equipped and has recently been renovated to a contemporary style with a breakfast bar. The property is being sold fully furnished and equipped with all fixtures and fittings, including items used for holiday rentals such as towels and bed linen, making it ready for immediate use or rental.

Over the past two years the villa has undergone comprehensive renovation, including a new kitchen, three new bathrooms, re-tiling throughout, new internal doors and external front door, a new porch, new curtains (with black-out curtains in the main bedrooms), repainting of the whole property and new tiling in the pool area. A solar power system (autoconsumo) has also been installed, and the villa benefits from air conditioning throughout and a safe.

Outside, the large private swimming pool, protected by a child-proof fence, is positioned to take full advantage of the sea views. The pool terrace offers generous space for relaxing and entertaining, with sunbeds, sofas, tables and a BBQ area for al fresco dining. In addition to the main dining terrace, there is a balcony, veranda and roof terrace, ensuring that sun or shade can be enjoyed at different times of day and throughout the year.

Vehicle access is from the lower road, leading to a private parking area near the pool. Parking is also possible in front of the entrance gate, and the house can be entered on both levels. Sale includes furniture, fixtures and fittings.

Purchase Costs Estimated for €475,000 sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 33,250 €
- Notary: approx. 1,425 €
- Land Registry: approx. 1,188 €
- Agent's commission payable by purchaser: 0 €

Total estimated additional costs: approx. 35,863 €

Total: 510,863 €

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

For the exact location of the property, please refer to the map above. Located at the south end of Mojácar Playa, the villa enjoys a peaceful elevated setting while remaining close to amenities. Once on the seafront, you will find a wide selection of bars and restaurants, beach bars, shops and the 2.5km long waterfront promenade.

Airport Connections

The property is ideally located for access to several airports: Almería airport is just 1 hour away, Murcia airport is approximately 1 hour 20 minutes, Alicante can be reached in around 2 hours, and Málaga in 2 hours 45 minutes.

Golf Nearby

Golf enthusiasts will appreciate having four excellent courses within easy reach: Marina de la Torre in Mojácar, Valle del Este in Vera, Desert Springs in Cuevas del Almanzora, and Aguilón Golf in Pulpí.

About Us

Mojacar Estates has been a trusted independent property sales and holiday rentals agency since 1982. Our experienced team—each with over 20 years in the industry—provides a professional and reliable service. We speak English, Spanish, and German, and offer a wide selection of properties for sale and rent in Mojácar and the surrounding areas, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos, and San Juan de los Terreros.

Approximate purchasing costs

Net price - €475,000

Purchase tax - €33,250

Land registry - approx. - €1,188

Notary fees - approx. - €1,425

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €44,500

Final Payment on completion - €427,500

info@veritashomes.co.uk

+34 950 472 430

<https://veritashomes.co.uk/3039>

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

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.

REF: VHMx 3039

