



Town House
2 bedrooms
One bathroom
🏠 70 m²
🏡 Communal

REF: VHMx 3042

Mojacar Playa

€249,000

Charming 2-Bedroom Townhouse For Sale Just 100m from the Beach – Urbanisation Las Palmeras, Mojacar Playa, Almeria

Ideally located in the popular Urbanisation Las Palmeras, this charming two-bedroom townhouse offers the perfect combination of convenience, outdoor living and lovely sea views. Just 100 metres from the beach, approximately a two-minute walk, the property is within easy walking distance of local restaurants, bars, shops and all the amenities you need to enjoy coastal living to the fullest.

Arranged over two floors, with front and rear terraces and a fabulous rooftop solarium, this is a practical and appealing property in an excellent location. Whether you are looking for a holiday home by the sea, a permanent residence or an investment opportunity for holiday rentals, this townhouse is well worth viewing.

Ground Floor

The property is accessed directly from the street, with a gate leading into a spacious front patio. North-facing and ideal for enjoying the warmer months, this inviting outdoor space offers plenty of room for a dining table, chairs or comfortable lounge furniture.

A few steps lead to the front entrance, opening into a hallway with access to the separate kitchen and the bright, south-facing sitting and dining room. The kitchen is fitted and equipped with attractive dusty pink units, an electric oven, gas hob, integrated microwave, dishwasher, washing machine and fridge-freezer. A window above the sink overlooks the front patio, providing natural light.

The sitting and dining room is sunny and welcoming, with patio doors opening onto a pretty rear terrace decorated with traditional Spanish tiles. Complete with outdoor furniture, this is a lovely spot for relaxing or dining al fresco. A gate from the terrace provides direct access to the attractive communal gardens and swimming pool.

There is a guest toilet on this floor.

First Floor

Upstairs, there are two double bedrooms, both featuring built-in wardrobes and individual

air-conditioning units. The front bedroom enjoys windows opening onto a pleasant terrace overlooking the lush communal gardens, while the second bedroom has windows onto a Juliet balcony and a door leading to the external staircase up to the rooftop solarium.

The family bathroom is fitted with a bathtub and overhead shower, washbasin, toilet and bidet, with an electric heater.

The windows are double-glazed and fitted with PVC adjustable slatted shutters and integrated mosquito screens, adding comfort and practicality.

Rooftop Solarium with Panoramic Views

One of the property's highlights is the private rooftop solarium, accessed via the external staircase. Here, you can enjoy wonderful 360-degree views encompassing the sea and surrounding mountains. With sun loungers and an outdoor shower, it is the perfect place to soak up the sunshine, enjoy a quiet afternoon or admire the sunrise and sunset.

Additional Features

- Private garage space in the underground parking area within the urbanisation.
- Front and rear terraces, plus a rooftop solarium.
- Access to communal gardens and swimming pool.
- Two double bedrooms with built-in wardrobes and air conditioning.
- Separate, fully equipped kitchen.
- Guest toilet on the ground floor.
- Double glazing, shutters and integrated mosquito screens.
- Furniture, fixtures, fittings and white goods included in the sale.

An Excellent Opportunity Close to the Beach

With the beach just a short stroll away and restaurants, bars, shops and everyday amenities all within easy walking distance, this townhouse offers a wonderfully convenient coastal lifestyle without the need to rely on a car.

A charming and practical property in a sought-after location, ideal as a holiday retreat, a permanent home or an investment for holiday rentals. With its generous outdoor spaces, communal pool, rooftop sea views and included garage, this is an excellent opportunity to purchase a property close to the beach in Urbanisation Las Palmeras.

Approximate purchasing costs

Net price - €249,000
Purchase tax - €17,430
Land registry - approx. - €623
Notary fees - approx. - €747
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €21,900
Final Payment on completion - €224,100

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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