

Apartment
3 bedrooms
One bathroom
69 m²
Communal
EPC Consumption: G
EPC Emissions: F

REF: VHMX 3044

Mojacar Playa

€229,000

3 Bedroom Apartment for Sale on Los Atalayones, Mojácar Playa, Almería

Discover this spacious 3-bedroom apartment for sale on the popular Los Atalayones Urbanisation in Mojácar Playa, Almería, ideally located just a 5-minute walk from the beach and promenade. Set within a well-established residential complex with attractive communal gardens, swimming pools and leisure facilities, this property offers an excellent opportunity as a holiday home, permanent residence or rental investment on the Costa de Almería.

The apartment is situated on the first floor of Block 10 and enjoys lovely views across the landscaped communal gardens and swimming pools, with the Mediterranean Sea visible in the distance. The accommodation comprises three double bedrooms, a family bathroom with double basins and a shower cubicle, a lounge-dining room and an American style kitchen. The lounge has sliding windows leading directly onto the main terrace, while the master bedroom also has access to this outdoor space. A second bedroom opens onto a smaller side terrace. Together, the two terraces provide approximately 27 m² of outdoor space, perfect for enjoying the views and the Mediterranean climate.

An additional benefit is the private storeroom measuring 14 m², conveniently located directly opposite the apartment entrance on the other side of the corridor. The property is equipped with centralised air conditioning and ceiling fans in the lounge and is being sold furnished, including white goods, making it ready to enjoy or rent out.

Los Atalayones is a large urbanisation offering excellent communal facilities, including two adult swimming pools, two children's pools, a tennis court, landscaped gardens and lift access. Communal parking is available immediately outside the grounds of the complex.

With its three double bedrooms, two terraces, additional storage space and excellent location within walking distance of the beach, this apartment represents a great opportunity in Mojácar Playa. It also offers excellent rental potential, whether for holiday lets or longer-term rentals, making it an attractive option for buyers looking for a property with both lifestyle appeal and investment possibilities.

Key Features:
- 3 double bedrooms and 1 family bathroom

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- First-floor apartment in Block 10
- Approximately 27 m² of terraces
- Lovely views of communal gardens, swimming pools and the sea in the distance
- Separate fully fitted kitchen
- 14 m² private storeroom opposite the apartment
- Centralised air conditioning
- Ceiling fans in the lounge
- Sold furnished, including white goods
- Two communal swimming pools and two children's pools
- Tennis court and landscaped communal gardens
- Lift access
- Communal parking outside the urbanisation
- Approximately 5 minutes' walk to the beach and promenade
- Excellent rental investment potential

Purchase Costs Estimated for 229,000 € sale price
Additional costs (not included in the price):
• Property Transfer Tax (ITP): 7% – 16,030 €
• Notary: approx. 700 €
• Land Registry: approx. 600 €
• Agent's commission payable by purchaser: 0 €
Total estimated additional costs: approx. 17,330 €
Total: 246,330 €

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.

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 - €229,000
Purchase tax - €16,030
Land registry - approx. - €573
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €19,900
Final Payment on completion - €206,100

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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