

Apartment
2 bedrooms
One bathroom
68 m²
Communal
EPC Consumption: E
EPC Emissions: D

REF: VHMX 3045

Palomares

€159,000

2-Bedroom Apartment For Sale with Large Private Solarium in Palomares, Almería

This 2-bedroom, 1-bathroom apartment is situated on the first and top floor of a small residential complex on Urbanisation Diego Soler in Palomares, a traditional Spanish village just a short distance from the coast. The property benefits from a spacious private solarium of 68m2 , distant sea views and an underground garage space included in the sale.

The apartment has a bright and sunny interior, with air conditioning throughout. The spacious sitting and dining room has windows opening onto the front terrace, which also serves as the main entrance to the property. From here, there are pleasant views over the communal swimming pool and gardens.

There are two double bedrooms, both with large fitted wardrobes, and one bedroom also has a Juliet balcony. The separate kitchen is modern, newly fitted and fully equipped with an electric hob, oven, extractor fan and fridge-freezer. An adjoining utility area provides space for the washing machine and additional storage. A door from this area leads onto a rear terrace, where an exterior spiral staircase provides access to the private roof solarium.

The solarium is approximately the same size as the apartment itself - 68m2 - offering an excellent amount of outdoor space for relaxing, dining and entertaining. It features a fixed wooden pergola with integrated lighting, outdoor furniture, a table and chairs, and a selection of attractive, easy-to-maintain potted plants. Distant sea views add to the appeal of this generous private terrace.

Palomares offers a good range of everyday amenities, including shops, bars and restaurants, while the nearby coastal village of Villaricos is known for its attractive setting and popular Sunday market. Vera town and Cuevas del Almanzora are also within easy reach. The nearest beaches include Vera Playa and Playa Marqués, and Desert Springs Golf Resort is conveniently located nearby.

Property features:
- 2 double bedrooms and 1 bathroom
- First-floor, top-level apartment
- Small residential complex
- Air conditioning throughout

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- Modern, fully equipped separate kitchen
- Separate utility area with washing machine and storage
- Front terrace with awning
- Large private roof solarium with distant sea views
- Fixed wooden pergola with integrated lighting
- Outdoor furniture and potted plants
- Underground garage parking space included in the sale
- Sold furnished (minus personal items & TV)
- Convenient location close to Palomares village amenities, beaches and golf

Purchase Costs Estimated for 159,000 € sale price
Additional costs (not included in the price):
• Property Transfer Tax (ITP): 7% – 11,130 €
• Notary: approx. 500 €
• Land Registry: approx. 400 €
• Agent's commission payable by purchaser: 0 €
Total estimated additional costs: approx. 12,030 €
Total: 171,030 €

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 - €159,000
Purchase tax - €11,130
Land registry - approx. - €398
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €12,900
Final Payment on completion - €143,100

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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