

Apartment
3 bedrooms
2 bathrooms
102 m²
Communal

REF: VHMX 3053

Mojacar

€370,000

3 Bedroom First Floor Apartment with 30m² Terrace & Sea Views – Mojácar Playa, Almería, Andalusia

This attractive and spacious 3-bedroom, 2-bathroom apartment for sale in Mojácar Playa enjoys a lovely sunny position within a well-maintained residential complex, just a short walk from the beach, shops and restaurants. One of the property's main highlights is its beautiful 30m² terrace, offering distant sea views as well as pleasant views over the mature communal gardens and swimming pool. With plenty of room for outdoor dining and relaxing, the terrace is fitted with a built-in BBQ, storage cupboards, outdoor table and chairs, and an awning providing welcome shade during the summer months.

The apartment is bright and airy throughout, with a comfortable living-dining room featuring built-in shelving and a ceiling fan. The separate, spacious kitchen is fitted with white units and equipped with an electric hob, oven, extractor fan, washing machine, fridge-freezer and countertop microwave. A practical serving hatch connects the kitchen with the dining area.

The entrance hallway leads to the accommodation, which comprises three double bedrooms and two bathrooms. The first guest bedroom has a large built-in wardrobe and windows overlooking the front terrace, while the second double bedroom also benefits from built-in wardrobes and a window with a Juliet balcony. The main bedroom has windows opening directly onto the main terrace, a ceiling fan and an en-suite bathroom with a walk-in shower, double washbasins, fitted storage, toilet and bidet. The family bathroom is fitted with a bathtub and overhead shower, double washbasins set into a white marble countertop, and useful storage cupboards underneath. Both bathrooms have windows providing natural light and ventilation.

Additional features include white PVC slatted external shutters, security bars and mosquito screens on the windows, making the apartment practical for both holiday use and year-round living.

The property also benefits from an allocated underground parking space within the communal garage. With its generous outdoor space, attractive garden and pool views, three double bedrooms and convenient location close to the beach and local amenities, this is an excellent opportunity to purchase a holiday home, permanent residence or investment property on Mojácar Playa.

Purchase Costs Estimated for 370,000 € sale price
Additional costs (not included in the price):
• Property Transfer Tax (ITP): 7% – 25,900 €
• Notary: approx. 1,200 €
• Land Registry: approx. 1,000 €
• Agent’s commission payable by purchaser: 0 €
Total estimated additional costs: approx. 28,100 €
Total: 398,100 €

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 - €370,000
Purchase tax - €25,900
Land registry - approx. - €925
Notary fees - approx. - €1,110
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €34,000
Final Payment on completion - €333,000

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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