

Apartment
3 bedrooms
2 bathrooms
79 m²
Communal

REF: VHMX 3056

Mojacar Playa

€380,000

Beautifully Presented Three-Bedroom Apartment For Sale with Large South-Facing Terrace – Pueblo Dorado, Mojácar Playa, Almeria

Located in the highly regarded Pueblo Dorado development in the Vista de los Ángeles area of Mojácar Playa, close to the Parador Hotel, this attractive three-bedroom apartment offers comfortable living in a well-maintained residential community, with lovely communal gardens and a swimming pool.

The apartment is particularly well positioned, enjoying a south-facing aspect and a generous 32 m² terrace which provides an excellent outdoor living space. From here, there are distant sea views, together with pleasant views overlooking the communal areas and landscaped gardens. The terrace is attractively arranged with a selection of outdoor furniture and potted plants, adding greenery, and creating a lovely spot for outdoor dining, relaxing or enjoying the sunshine throughout the day.

The property is accessed from the front of the building at first-floor level, whilst the rear entrance is at street level, making access particularly convenient. The communal swimming pool is situated directly in front of the building, below the apartment.

Inside, the accommodation is well presented and thoughtfully arranged, comprising three bedrooms, all with fitted wardrobes, and two bathrooms. The master bedroom benefits from an en-suite bathroom with a walk-in shower and window, providing natural light and ventilation. The family bathroom is fitted with a bathtub and glass shower screen.

The separate kitchen is accessed via a sliding door and is fitted with a good range of units, quartz worktops and plenty of storage. There is also a window providing natural light. Appliances include a dishwasher, washing machine, electric hob, extractor, integrated microwave and a small countertop oven.

Further features include integrated air conditioning, adjustable PVC slatted shutters, a video entry phone, a private storeroom and two allocated parking spaces.

Pueblo Dorado is a particularly well-maintained urbanisation, known for its attractive central landscaped gardens, pleasant communal swimming pools and established residential feel. The beach, promenade

and a selection of local shops, bars and restaurants are all within easy reach.

An appealing opportunity to purchase a spacious and well-presented three-bedroom apartment with excellent outdoor space, a sunny south-facing orientation and the added convenience of two parking spaces, in one of Mojácar Playa's most desirable residential developments.

Purchase Costs Estimated for 380,000 € sale price
Additional costs (not included in the price):
• Property Transfer Tax (ITP): 7% – 26,600 €
• Notary: approx. 1,200 €
• Land Registry: approx. 1,000 €
• Agent’s commission payable by purchaser: 0 €
Total estimated additional costs: approx. 28,800 €
Total: 408,800 €

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 - €380,000
Purchase tax - €26,600
Land registry - approx. - €950
Notary fees - approx. - €1,140
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €35,000
Final Payment on completion - €342,000

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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