



Villa  
2 bedrooms  
2 bathrooms  
🏠 155 m<sup>2</sup>  
🏡 688 m<sup>2</sup>

**REF: ME 1431**

## Mojacar

**€300,000**

Detached villa for sale in Mojacar, in the sought after residential area of La Parata, with lovely sea views to the coastline. The house is built on 2 levels and has a lot of charm. There is space for a pool, subject to planning regulations.

This villa is set in the quiet, residential area of La Parata, with neighbouring villas closeby yet with a sense of complete privacy and tranquility. The views of the sea are unbeatable and stretching up behind the villa are the hills and mountains of the Sierra Cabrera. You can walk out of the villa straight into very beautiful countryside or you can drive down to the beach in 5 minutes, so you have the best of both worlds. La Parata offers a couple of restaurants and membership to a large pool and tennis courts.

The house has two entrances. From the top you go down a flight of stairs and enter the house via a south facing terrace. To the left is a bathroom, to the right the fitted kitchen with the utility room. A few steps down take you to the spacious lounge with two seating areas and the dining area. There is an open fire place. There is access from the lounge to a large shady terrace.

Upstairs is the family bathroom and 2 double bedrooms, one with a walk-in wardrobe. There is another large terrace with stunning views.

Garage.

Location

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<https://mojacarestates.com/1431>

Mojacar Estates: Paseo del Mediterraneo, 8 - Mojacar - 04638

For the exact location please click on "enlarge button" to see on Google maps, above right.

The Parata is a residential area just off the coast of Mojacar. There is a great restaurant/bar in the heart of La Parata where the owner will always welcome you. The distance from the villa in the Parata mountain to the beach is approx 2.2 km and 7 minutes drive. The Parata has a restaurant with pool and tennis facilities (club membership), a hostel and a bar. This is a very sought after area for people looking for an exclusive, peaceful location, yet close enough by car to all the beach amenities.

#### Airports

Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

#### 4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

#### About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

#### Approximate running costs

Yearly council rates (IBI) - €513.53

Quarterly rubbish collection - €37.07



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