



Villa  
 7 bedrooms  
 6 bathrooms  
 + Cloakroom / WC  
 300 m<sup>2</sup>  
 441 m<sup>2</sup>  
 Private  
 EPC Consumption: E  
 EPC Emissions: E

**REF: ME 1437**

## Mojacar

**€420,000**

3 fully furnished, independent apartments within one large house, each measuring 100m<sup>2</sup>, for sale on Mojacar Playa, Almeria, Andalusia with sea and mountain views from the top floor plus a pool and a garage and a large solarium and only 300 m to the beach.

There is a top floor 1 bedroom apartment with an en suite full bathroom with shower and access to a private south facing terrace of 7.5m<sup>2</sup> with an outdoor screened shower, an open plan, fitted kitchen / dining room / sitting room with wood burner and access to a fully tiled terrace and external stairs that lead up to the large roof terrace of 90 m<sup>2</sup> with 360° views of the mountains and the sea. There is a guest bathroom with the washing machine. Sea and mountain views also from the apartment itself.

On the ground floor there is a 2 bed apartment which is on the level of the swimming pool at the rear of the property. The master bedroom has built-in wardrobes and an en suite bathroom with double basins and a walk-in shower. The second bedroom also has built-in wardrobes and views to the sea. The bathroom has a walk-in shower and double basins. There is a fitted kitchen with washing machine and dishwasher and a built-in dining area plus a large living room with access to a covered east facing terrace.

The swimming pool measures 25m<sup>2</sup> and has a depth of 1.25m and is fitted with a winter heatpump. There is an aluminium carport next to the pool for 2 cars. There are flower beds around the pool area.

There is a third independent apartment in the basement with 2 double bedrooms with built-in

wardrobes, 2 full bathrooms with showers, open plan fitted kitchen with dishwasher and washing machine and built-in dining area plus a good sized living room. As well as the front door entrance there is a back door leading to the stair well and garage and upper floors.

There is an independent room / office space with an en suite shower room that is accessed on the ground floor opposite the carport.

The lock up garage is 24m2 and has access to the stair well of the house.

PVC double-glazed, high quality windows all with interior and exterior marble sills. A telephone land line inter-connected to an internal Intercom system between the three flats. Garage with wash basin. Tubing for solar water and winter heating are in place. New water softener. 1000 L automatically filling rain water tank with 2 rain water taps and hoses outside. Plastic shutters and mosquito screens installed in most doors and windows. Cabinet for 6 large gas bottles, fire wood niche. All terrace doors and windows are burglar protected with steel grids. Every flat has its own electric & water meters and entrance.

#### Location

For the precise location, see the pin on Google maps above. The property is a 3-minute walk from the beach and the promenade, restaurants and bars. There is a large selection of restaurants, bars and beach bars down on the sea front which is 250 metres away or a 3 minute walk.

#### 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) - €645.12

Quarterly rubbish collection - €39.48



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