



Villa  
 4 bedrooms  
 2 bathrooms  
 + Cloakroom / WC  
 🏠 173 m²  
 🏡 500 m²  
 🚗 Private  
 EPC Consumption: E  
 EPC Emissions: D

**REF: ME 1938**

## Mojacar

**€395,000**

Large, two-storey, detached villa for sale with private grounds, swimming pool and roof terrace, in a residential area on Mojacar Playa, Almeria, Andalusia, within 2 minutes walk of pharmacy, bars, shops, restaurants etc.

You enter the property via the large metal gate that takes you into the fully walled plot and almost completely tiled. Here there is the private parking area, big enough for two cars. The private swimming pool is located at the back of the plot.

Due to the way the terrain lies, the front door to the property is on the upper floor. On this level there is the main living area with an open plan kitchen / diner / lounge with a wood burner and windows out to a covered terrace. From the kitchen, there is a door leading out to a terrace with access to a storage room and stairs up to the large roof terrace. On the upper floor there is another living area with sitting / dining room plus fireplace with wood burner, and an independent fully equipped kitchen plus a pantry and utility room with WC.

Downstairs there are 4 bedrooms and 2 bathrooms. The master bedroom is spacious and includes a dressing room and en suite bathroom with a large corner bath tub. The other 3 bedrooms are a good size, 2 of which are doubles and 1 is a single. There is also an office on this floor.

The ceilings have wooden beams. There are electric radiators in the bedrooms and air conditioning / heating units in all the rooms. Lock up garage.

[sales@mojacarestates.com](mailto:sales@mojacarestates.com)

+34 950 478 935

<https://mojacarestates.com/1938>

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

### Location

For the precise location, see the pin on Google maps above. The property is a 7-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 600 metres away.

### 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) - €618.18

Quarterly rubbish collection - €39.48

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