



Villa  
3 bedrooms  
4 bathrooms  
Sleeps: 6  
🏠 130 m<sup>2</sup>  
🔑 Private

## Mojacar

**REF: ME 2055**

### Las Cumbres Reales

Modern detached villa located in the south end of Mojacar Playa Almeria Andalusia in the very well known beach of Las Ventanicas with private swimming pool in an elevated position enjoying one of the best sea views you will be able to find in this area.

This villa is built on 2 levels and comprises 3 bedrooms, 4 bathrooms, separate fully equipped kitchen and lounge-diner with access to front terrace and swimming pool area.

### Layout

The swimming pool and terrace is at the front of the villa and wraps around the side giving an ideal sun orientation of South East.

### Ground floor

The main door of the villa enters into the spacious lounge with fireplace inc a gas fire, the dining area is separate but open plan to the lounge and leads to the fully fitted kitchen with integrated washing machine, dishwasher and fridge-freezer. Access to the pool/terrace is via the lounge or dining/kitchen area.

### Shower room.

From the lounge you have a feature marble staircase leading you to the first floor.

#### First floor:

Landing with airing cupboard, 3 double bedrooms with fitted wardrobes and 3 bathrooms. Two of the bedrooms have an ensuite, the main having the shower room and the other ensuite a bathroom with shower over the bath. The two ensuite bedrooms have access to the upstairs terrace.

Centralised air conditioning hot and cold throughout.

WiFi connection

Large Smart TV

This impeccable villa is in a privileged location on Mojacar South beach, with unbeatable sea views, ideal for all year visits.

#### Location

On the above Google map click on enlarge map and the exact location of the property for holiday lets in Mojacar Costa Almeria Andalusia is marked with the blue pin. This is the south end of Mojacar Playa and access to the villa is on Calle Bellavista. There is a hill to get to the villa (hence the views) however, from the property to the beach you have a short distance of only approximately 250 metres.

Once you reach the seaside main street you will find a good selection of bars & restaurants, beach bars, shops and the 2.5km long waterfront promenade.

#### Airports

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

#### Golf Courses

Mojacar golf courses Macenas and Marina de la Torre, Vera golf courses Valle de Este and Cuevas de Almanzora golf courses Desert Springs.

Mojácar is a municipality situated in the province of Almería (Andalusia) in Southern Spain, bordering the Mediterranean sea. It is 90 km from Almeria, the capital of the province. Mojacar has an elevated mountain village displaying the traditional white colour houses from its earlier days and is a historic landmark of our area. Mojacar has 17km of beautiful open beaches and rugged coastline.

Mojácar has around 320 days of sun per year and an average yearly temperature of 20 °C.

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