




Villa


7 bedrooms

4 bathrooms

+ Cloakroom / WC

 365 m²

 600 m²

 Private

EPC Consumption: D

EPC Emissions: C

**REF: ME 2293**

## Mojacar

**€750,000**

A grand, sumptuous villa with gorgeous sea views located on the Marina de La Torre golf resort in Mojacar, Almeria, Andalusia. There are restaurants and bars on the golf resort and the beach is a 2 minute drive or a 10 minute walk.

The villa is distributed on 4 levels and has a large 3 car garage. You can enter the villa either on the ground floor or on the first floor via a pedestrian walkway. Parking in the garage, there is a door that leads into a spacious hallway with a modern staircase going up to the first floor. On this level there is also a playroom / den / gym with a pool table, TV and gramophone. There is a large utility room with a sink and fitted units as well as a second fridge / freezer, plus another area fitted with utility cupboards (floor to ceiling) for plenty of storage. There is a bedroom and shower room on this floor as well with a mini sitting room.

A gate from the street leads you into the property via the garden and there are two paths, one leading to the front door on the ground floor and the other going up some steps through the garden and via the pool area to another front door for guests. On the first floor you have an enormous sitting room with different areas on various levels and large full length windows looking out to the garden and the sea. There is a library area with book shelves, a TV area with a sofa and a hall that leads off to the stairs and to the dining room and kitchen.

From the sitting room the windows open onto a large terrace with sea views. There is a dining room and an independent kitchen. The kitchen is very large, fully fitted and equipped with a breakfast bar and

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

+34 950 478 935

<https://mojacarestates.com/2293>

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

windows to the garden. A door leads out from the kitchen onto the large porch that overlooks the pool and garden, this a lovely space for al fresco dining. There is a cloakroom / wc on this floor and more cupboards.

Upstairs, the second floor is divided into two halves with the master bedroom plus two bedrooms on one side and on the other side two further bedrooms. The master bedroom is big with plenty of wardrobes and an en suite shower room with two basins. Doors lead out onto a terrace with sea views. Next door are 2 more bedrooms, one looking onto the back of the house and the other sharing the terrace with the master bedroom. There is a shower room shared by these two bedrooms. Both bedrooms have fitted wardrobes too.

In the other half, there are 2 further bedrooms with fitted wardrobes and a shared shower room.

Going up to the top floor, there is an office and 2 large terraces.

The property benefits from centralised AC / heating that can be individually regulated from each room. There is also an alarm fitted. The villa is being sold fully furnished and equipped.

#### Location

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

#### 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) - €1,677.51

Quarterly rubbish collection - €39.48

REF: ME 2293

