



Villa  
 4 bedrooms  
 3 bathrooms  
 225 m<sup>2</sup>  
 407 m<sup>2</sup>  
 Private  
**REF: ME 2508**

## Mojacar

**€645,000**

A fabulous villa for sale on Mojacar Playa, Almeria, Andalusia with a lovely pool and bar area and sea views from the bedroom terraces.

This villa that sleeps 8 people has recently been renovated and redecorated using excellent quality materials throughout. It has a swimming pool and a private parking space.

The villa is built on 2 levels and comprises 4 bedrooms, 3 bathrooms, a beautiful spacious living room with dining area, modern excellent quality fitted kitchen with sitting area and access to the terrace looking down to the swimming pool and to the sea.

### Ground floor

There is an entrance gate for cars and room inside for 2 cars. The side door leads to the swimming pool area.

The covered porch and front door lead into an entrance hall with a feature staircase, bathroom with shower and door into the main living area.

The living room is beautifully furnished and decorated with a dining area, air conditioning, side and front patio doors leading out to the L-shape swimming pool.

The kitchen is new and modern with a granite work top and fitted units, and has a breakfast bar with

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

+34 950 478 935

<https://mojacarestates.com/2508>

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

stools and a small lounge area. Fully equipped with fridge-freezer, ceramic hob & electric oven, dishwasher and microwave. There is a separate utility room off the kitchen with extra fridge-freezer and washing machine.

From the kitchen there is access to a covered terrace overlooking the pool and a larger open terrace for outdoor dining with a BBQ.

A few steps lead down from the terrace to the swimming pool area where there is a poolside bar.

#### First floor

There are 4 double bedrooms and 2 bathrooms. The master bedroom has built-in wardrobes and a small terrace with views of the pool and the sea.

The other bedrooms all have built in wardrobes as well. There are two family bathrooms.

Air conditioning in living room and all bedrooms. WiFi connection. BBQ. Alarm.

Private swimming pool. Poolside bar.

#### Location

This villa is located in Calle Murillo, a quiet residential street a few minutes' drive to beach and all amenities. Nearest beaches are Playa de Lance Nuevo and Playa del Cantal. Approximately 500 metres to the front where you will find a good selection of shops, bars, restaurants and other amenities. Very central beach spot in the area of Pueblo Indalo and Red Cross Roundabout. Sea front 2.5km long promenade. The exact location of the apartment is marked with a pin on the Google map.

\*\*\*\*\*PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)\*\*\*\*\*

NET PRICE: 645.000 €

PURCHASE TAXES: 54.050 €

NOTARY FEES - APPROX.: 2.000 €

LAND REGISTRY - APPROX.: 1.900 €

TOTAL PRICE: 702.950 €

Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

#### 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.

## Golf Courses

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

## Approximate running costs

Yearly council rates (IBI) - €613.41

Quarterly rubbish collection - €39.48

REF: ME 2508

