



Villa  
 4 bedrooms  
 2 bathrooms  
 + Cloakroom / WC  
 🏠 250 m²  
 🏠 668 m²  
 🚪 Private

**REF: ME 2607**

## Mojacar

**€620,000**

Nice villa + guest apartment for sale in a central location of Mojacar Playa in Almeria, Andalusia with stunning views of the sea and the coast from all the terraces plus pool, two garages and solar panels.

### Overview

This is a very well-located property on Mojacar Playa, set back from the front, in an elevated position, yet very close to the beach, the promenade, restaurants and bars. Due to the elevated position, it offers the most amazing sea views, enjoying both the sunrises over the sea as well as the sunsets behind the mountains. The property consists of 2 independent units, one on the ground floor and another on the first floor, each with their own terraces. There are two separate lock-up garages, a car port, a gym and 14 solar panels.

### Layout

Ground floor of 115m²: on this level there are 2 bedrooms, 1 bathroom and 1 cloakroom / WC. There is an enormous terrace at the front of the villa, looking out over the sea and this leads into the sitting room with a small office area. There are windows on all sides for plenty of sunlight to come in and also to be able to enjoy those views. The sitting room leads into the dining room and open plan kitchen with access to another terrace on the side and a patio at the back that looks onto the garden. The kitchen is fully fitted and equipped with an integrated wall oven and microwave, dishwasher, electric hob and fridge-freezer. There is a pellet burner in the corner of the dining room, ideal for heating the space in the winter months.

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

+34 950 478 935

<https://mojacarestates.com/2607>

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

The main double bedroom has a dressing room / utility room with several wardrobes as well as the washing machine. The second double bedroom has a fitted wardrobe and desk as well as an air conditioning unit. There is a guest cloakroom / WC and at the end of the hall there is a modern bathroom with a walk-in shower and a small window for light and ventilation. In the hallway there are more built-in wardrobes for plenty more storage.

#### First floor of 73m2:

Here there is a guest apartment with 2 bedrooms, 1 bathroom and 1 cloakroom /WC. Access is via external stairs leading up to the front door. This is a completely independent apartment which would also make a very good holiday rental. There is a spacious lounge-diner with an open plan fitted and equipped kitchen with gas hob, electric oven, microwave, fridge-freezer and there is access to a large fantastic terrace with beautiful sea views. There are 2 double bedrooms, 1 bathroom with a shower cubicle and 1 cloakroom/ WC (with a washing machine).

#### External areas

Pool with sea views. 3 large terraces and a rear patio. Enclosed gardens. 2 lock up garages. Car port.

#### Sale includes:

14 solar panels and hot water solar heater. 2 air conditioning units. Pellet burner. White goods. Gym.

#### Location

For the precise location, see the pin on Google maps above. The villa is 290 metres / 5 minutes from the beach and the promenade, as well as being close to a large selection of restaurants, bars and beach bars.

#### 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) - €880.00

Quarterly rubbish collection - €39.48



REF: ME 2607

