



Villa
 4 bedrooms
 3 bathrooms
 239 m²
 753 m²
 Private
 EPC Consumption: E
 EPC Emissions: E

REF: ME 2629

Mojacar

€790,000

Superb, bright and spacious villa for sale in the exclusive sought after area of Vista Los Angeles in Mojacar Playa, Almeria, Andalusia with a heated swimming pool and sea views as well as a garage.

Overview

The villa is situated in the tranquil, residential area of Vista Los Angeles which is only 350m (5 mins walk) from the sea and is also close to all the services and amenities of Mojacar. The villa is distributed over two floors with sea views from the upper floor and from a raised terrace above the garages, next to the pool. It is elegantly decorated and furnished in a contemporary Ibiza style and boasts a heated swimming pool for all year round living.

Layout

Ground floor (143m²) – On this level there is the living room, kitchen, one bedroom and one bathroom. The front door opens into a hall with cupboards on one side for storage. The hall opens into a light double height sitting room and open plan dining room with a separate kitchen. The living room has large patio doors that open onto the pool area and is open to the hall on the first floor as well as a feature fireplace for warmth in the winter months. Pretty Moorish arches connect the living room with the dining room which has a small wood burning stove and patio doors out to the rear garden.

The large kitchen is off the dining room with windows looking to the garden and access to the covered terrace for alfresco dining. The kitchen has a modern simplicity with an island that is also a breakfast bar. Off the kitchen is a utility room / larder with two fridge / freezers and plenty of cupboards plus the

sales@mojacarestates.com

+34 950 478 935

<https://mojacarestates.com/2629>

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

washing machine. A door opens into the utility patio with an outdoor shower, sink and water point.

There is a double bedroom also on this floor with doors opening onto the garden and a bathroom with bath and heated towel rail. This bathroom serves both as a guest bathroom on the ground floor and an ensuite bathroom to the bedroom.

First floor (95m²) – large hall that is open to the sitting room with views of the pool and Moorish arches onto a good-sized rear terrace. There are doors as well onto a south facing terrace. The main bedroom has two sets of built-in wardrobes and a full en suite bathroom with bath and walk-in shower. There are patio doors that give onto the rear terrace as well as to the front terrace with the lovely sea views in the distance.

Crossing the rear terrace, there are external stairs that lead up to the solarium, and another double bedroom with built-in wardrobes and doors opening onto this terrace. There is a bathroom with shower and a third double bedroom that has sea views and a balcony overlooking the pool.

Extras: Air conditioning (hot and cold air) and central heating throughout the property. Heated swimming pool. 2 tanks (750 litres) of gasoil for the house and 1 tank (750 litres) for heating the pool.

Garage: has double electric doors and measures 40m².

Exterior areas: Paved garden areas surround the villa. Covered porch for outdoor living. Pool and lovely pool area with sun loungers plus a raised terrace that offers another area to sit and enjoy the views. There is a dining table and chairs outside the kitchen and another one at the rear of the property which is ideal in the hot summer months out of the sun.

Furniture not included.

Location

For the precise location, see the pin on Google maps above.

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) - €1,038.52

Quarterly rubbish collection - €39.48

REF: ME 2629

