



Apartment
2 bedrooms
2 bathrooms
🏠 71 m²
🏠 Communal
EPC Consumption: E
EPC Emissions: E

REF: ME 2654

Palomares

From €195,000

Las Sierras III - New 2 and 3 bedroom "Key-Ready" apartments available in a private residential development "Las Sierras III" on the Desert Springs Golf Resort near Cuevas del Almanzora in Almeria, Andalusia.

Overview and Layout

The apartments are set around a communal swimming pool surrounded by outdoor areas for lounging with beautiful, landscaped gardens. The exterior of the apartments has designed in a traditional old finca style in keeping with the old buildings of the area, however the interiors offer a contemporary style, making use of the natural light. The apartments provide impressive views of the championship Indiana course and mountain ranges beyond, as well as the Mediterranean coastline. They are within easy access of all the resort facilities. This is a gated community with security. These would make excellent rental investments and there is an in-house rentals agency on the golf resort.

Living rooms lead out to a generous covered veranda and in some properties, there is a double aspect living / dining room with two sun terraces. The bedrooms are luxurious.

The apartments offer high quality finishes that include: an attractively tiled bathroom and shower room (some have two ensuite bathrooms and others have one ensuite), an open plan kitchen with a scratch and stain resistant 'Compac' countertop as well as integrated appliances, ceramic hob, cooker hood & microwave. There is air conditioning – individual units of hot / cold air, double glazing, mirrored wardrobes, high quality sanitary ware and fittings throughout including USB ports in all rooms with

high-speed internet connectivity.

Each property has the use of a parking area, gardens, swimming pool and a private roof solarium.

At present there are 13 apartments available in total: 11 two bedroom apartments and 2 three bedroom apartments. Prices range from 195,000€ to 225,000€ for the 2 bed apartments and the sizes are 71-72m2 with additional roof terraces of 21-23m2 and terraces of between 6-58m2. The areas of roof terraces and other facilities are additional to constructed areas. Other facilities include patios, balconies and gardens.

The 3 bed apartments are priced at 235,000€ and have 86m2 of constructed area with roof terraces of 25m2 plus additional terraces of 7m2.

Included in the sale:

The LAUNCH PRICE includes FREE OF CHARGE an Adult Non-Resident Resort Membership of the Desert Springs Golf Club, with the privileged possibility of up to one additional adult "Partner" and two children's Non-Resident Resort memberships also FREE OF CHARGE. This has a current total value of more than 31,800 Euros, as described in the Desert Springs Resort Brochure. You will need to apply and pay only the annual subscriptions within one month of signing your property deeds.

10% VAT to be paid on top of the sale price.

Desert Springs Resort, Europe's only international award-winning luxury family resort and championship desert golf course is located between Cuevas del Almanzora and Villaricos in the Almeria region of Andalucía, south-east Spain.

There is no need to fly to Florida or the Canaries for your winter sun, it is right here in the Almanzora!

The Almanzora has a true desert climate with a sunny, warm and dry winter and a hot summer but cooler on the coast and on the plateau of Desert Springs Resort. The Almanzora enjoys the warmest, sunniest and driest winters in Europe. Sun drenched family holidays in Spain and long golf weekends are available at all times of year as well as suntans from September to May!

Only a two and a half hour flight from Northern Europe and a straight, quiet, 50 minutes drive from the Almeria International Airport. Alicante and Murcia airports are also an economic option and easy drive. A unique desert climate, stunning scenery, sandy beaches, great food, lots to do and see and Spain's finest individual luxury apartment, townhouse and villa accommodation.

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.

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