



Town House  
2 bedrooms  
2 bathrooms  
🏠 96 m<sup>2</sup>  
🏡 Communal

**REF: ME 2656**

## Palomares

**From €275,000**

### Cricket Duplexes

A unique opportunity to purchase one of a limited selection of two bedroom townhouses released in Phase One of a private residential development with fourteen marvellous two-bedroom townhouses set around a private swimming pool, within beautiful landscaped gardens, occupying an envious position on the resort of Desert Springs Club near Cuevas del Almanzora, Almeria, Andalusia.

Contemporary design and natural light are the outstanding characteristics with an interior that offers a stylish home with modern appeal, providing spectacular views over the cricket oval and mountain ranges beyond, towards the Mediterranean coastline.

Living rooms lead out to a covered veranda. Each property has the use of a parking area, gardens, swimming pool and a private roof solarium.

There are high quality finishes including an attractively tiled bathroom and shower room (with one ensuite bathroom), an open plan kitchen with 'Silestone' worktops, integrated fridge/freezer and washing machine, ceramic hob, cooker hood & microwave, air conditioning – individual units of hot / cold air, double glazing, mirrored wardrobes, and high quality 'Roca' or 'Porcelanosa' sanitary ware plus fittings throughout. USB ports in all rooms with high-speed internet connectivity.

Living rooms lead out to a generous covered veranda and in some properties, there is a double aspect

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living / dining room with two sun terraces. The bedrooms are luxurious.

The price is 275,000€ with sizes of 96-100m2 with additional roof terraces of 19-33m2 and terraces of between 9-21m2. The areas of roof terraces and other facilities are additional to constructed areas. Other facilities include patios, balconies and gardens.

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.

Availability: nearing completion. 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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