



Villa  
 4 bedrooms  
 4 bathrooms  
 + Cloakroom / WC  
 🏠 240 m<sup>2</sup>  
 🏠 255 m<sup>2</sup>  
 🏠 Private  
 EPC Consumption: G  
 EPC Emissions: E

**REF: ME 2733**

## Mojacar

**€389,000**

Stunning linked coastal villa for sale in Mojacar Playa in Almeria, Andalusia with a private pool and allocated parking within a community.

### Overview:

Welcome to this newly refurbished coastal villa located in the exclusive community of “Casa Los Atalayones” in the picturesque Mojacar Playa, Almeria. This impressive property spans three levels, boasting 4 bedrooms, 4 ensuite bathrooms, and a cloakroom. Enjoy the perfect blend of modern design and comfort, with spacious living areas, a private pool, serene terraces, and breathtaking distant sea views.

### Layout:

**Ground Floor (98m<sup>2</sup>):** Step into the elegant entryway leading to the open-plan sitting-dining room, offering access to a side terrace with stunning distant sea views and overlooking the inviting pool area below. The contemporary kitchen is well-appointed and features a separate terrace. Also, on this level, there is a convenient guest toilet and a utility room.

**Lower Floor (68m<sup>2</sup>):** Descend to the lower level, where you will find two generously-sized bedrooms, each with its ensuite bathroom. This level also includes the pool area and a delightful outdoor kitchen on the terrace next to the pool, perfect for hosting gatherings and enjoying the Mediterranean climate.

**Top Floor (74m<sup>2</sup>):** The top floor boasts a small landing area with two more bedrooms with ensuite

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bathrooms and sea views.

#### External Areas:

The villa features a paved garden area and a pool, offering a total of 101m<sup>2</sup> for outdoor recreation and leisure. Enjoy the sunny Andalusian weather in your private pool or unwind on one of the inviting terraces, taking in the refreshing sea breeze and scenic views.

#### Communal Areas:

The property includes an allocated parking space within the communal area, and entry to the villa is convenient from the street. The gated community of "Casa Los Atalayones" provides a secure and tranquil living environment, offering an exclusive selection of beautifully designed villas.

#### Included in the Sale:

The villa comes fully equipped with modern amenities, including dual air conditioning throughout the property, electric radiators in all bedrooms, and an intercom system for added security and convenience. The brand new bathrooms and kitchen exude contemporary elegance, while the neutral and modern decor creates a welcoming ambiance. There is a utility room on the ground floor and a hallway on the lower floor with a fridge-freezer.

#### Location:

Situated on a hilltop, the villa enjoys captivating views of the coastline and is just 400 metres (approximately a 6-minute walk) away from the nearest beach. The surrounding area offers an array of bars and restaurants within walking distance, allowing you to immerse yourself in the local culture and cuisine. This prime location in Mojacar Playa is a sought-after destination for both residents and tourists seeking the perfect balance of coastal living and amenities. A small local supermarket is conveniently nearby, ensuring easy access to everyday necessities. The central location also means you're just a short stroll away from the beautiful sandy beaches and stunning coastal scenery that Mojacar Playa is renowned for. Whether you're a beach lover or an outdoor enthusiast, this area provides an idyllic setting to soak up the sun or take leisurely walks along the promenade.

#### 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) - €670.46

Quarterly rubbish collection - €39.48

Monthly community fees - €93.75

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