



Villa
 3 bedrooms
 3 bathrooms
 + Cloakroom / WC
 🏠 205 m²
 🏠 1,210 m²
 🏠 Private
 EPC Consumption: E
 EPC Emissions: E

REF: ME 2738

Mojacar

€850,000

Exquisite Villa with Breathtaking Views, Impeccable Design, and Luxurious Amenities for sale on Mojacar Playa, Almeria, Andalucia with a private pool, car port and landscaped gardens.

Overview: Discover the essence of luxurious coastal living with Villa Al Hayat, an exceptional, very private property that combines impeccable craftsmanship, stunning design, and panoramic vistas. Throughout there are signs of outstanding attention to detail, with a great deal of thought to the colour palette used to enhance this property. Located on the prestigious Mojacar Playa, this villa has undergone extensive work to the highest standards, resulting in an oasis of elegance and comfort. From the bespoke interiors to the inviting outdoor spaces, every detail has been carefully considered to create a truly remarkable residence. The full outside floor has been retiled using high quality terracotta tiles, and the pool has been acid cleaned and re-grouted. The villa is distributed over one level with a large solarium offering 360° views. The main living area and 2 bedrooms have direct access to the terraces and pool. In the guest quarter, there is a third bedroom with an ensuite bathroom. At the end of the driveway there is a car port as well as two storerooms. Stairs lead up from the driveway to the front door of the villa and the pool area. A large portion of the garden (500m2) is below the villa, with orange, lemon, pear, fig and pomegranate trees. The plot is "urban land" and therefore the garden could be segregated and planning permission applied for, to build a second house.

Layout: As you step through the magnificent antique wooden doors, you'll be greeted by a grand entrance that sets the tone for the sumptuousness within. The villa boasts a spacious living room with various large patio doors, inviting in natural light and framing gorgeous views of the mountains and

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Mediterranean Sea. An exquisite feature fireplace takes centre stage, providing both warmth and a sense of elegance. The open-plan dining room, adorned with a designer dining set, seamlessly connects to the living room, enhancing the sense of space. Bespoke storage solutions abound, ensuring clutter-free living. There is a guest cloakroom with a window for ventilation.

The master bedroom exudes sophistication with handmade fitted wardrobes, drawers, and a dressing area. The ensuite bathroom is a testament to luxury, featuring Italian marble tiles, a spacious walk-in shower, and bespoke units. The second double bedroom has an ensuite bathroom with a bath and is also finished in Italian marble.

A separate kitchen, equipped with high-end appliances and bespoke cabinetry as well as Italian marble counter tops, opens up to a covered terrace that doubles as a summer sitting room, perfect for enjoying the views year-round. The floor to ceiling glass doors can be folded completely open to provide a cool sitting room in summer and a warm sheltered sitting room in winter. An independent utility room at the back of the villa, provides convenient laundry facilities with a washing machine and a dryer.

Guest area: The third double bedroom, adorned with Moorish details, boasts a separate entrance and an ensuite bathroom with a shower cubicle and a window for plenty of natural light.

External Areas: The pool area invites relaxation, while the raised eating area under a pergola provides shade and a picturesque spot to enjoy meals. An outdoor kitchen complements this alfresco paradise, offering the opportunity for unforgettable gatherings against the backdrop of stunning mountain and sea views. The south facing pool area resembles a boutique spa in which it is a pleasure to relax and enjoy the ambience. There is a separate cloakroom for guests that are dining in the garden or for those who are using the pool.

On the east side of the property is another terrace with an awning providing shade over a further seating area and the breakfast area is ideal for winter sun whilst gazing out over the blue sea.

Next to the car port is a storeroom and opposite is a further storeroom next to the guest bedroom.

Option: One of the reasons that the living area is so spacious and light is that the fourth bedroom of the property was converted into part of the living area, however this could be re-established again to be a fourth bedroom.

Included in the sale: Furniture included. Electric radiators. Ceiling fans in bedrooms. Electric towel rails in bathrooms. Top of the range air conditioning units (hot and cold air).

Option to build an additional house: The garden below the villa can be segregated and sold as a separate plot due to the fact that this is "urban" land. The plot would be 500m² and a house could be built on this plot. The house would measure 275m² in built area, on 2 floors plus a garage underneath.

The owners have had a plan drawn up to give an idea of what could be built as well as the technical information on the measurements. Please ask us for a copy of this. Please note that the land is not being sold with planning permission as the latter would need to be applied for at the exclusive cost and responsibility of the purchasers.

Location: Perched in an elevated position in Mojacar Playa, Villa Al Hayat commands awe-inspiring views of both mountains and sea. Just a 7-minute stroll from the beachfront, you'll find an array of bars and restaurants, providing a vibrant atmosphere and endless dining options as well as the promenade. Mojacar Playa's finest offerings are within easy reach, making this villa a coveted retreat for the discerning.

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

Quarterly rubbish collection - €39.48

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