




Villa

3 bedrooms

2 bathrooms

 187 m²

 223 m²

 Private

EPC Consumption: B

EPC Emissions: B

REF: ME 2757

Aguilas

€395,000

LAST VILLA For Sale in the Brisa del Mar Villas complex located in Aguilas on the Costa Cálida, Murcia. The area boasts easy connectivity via motorway to Cartagena, Murcia, and Alicante and the beaches of Murcia and Almeria. For those preferring rail, the area is also accessible by train.

Villa 1 Details:

- Price: 395,000€.
- Completion: April 2024.
- Specifications:
- 3 bedrooms and 2 bathrooms.
- Plot of 223m² with a built area of 187m².
- Terrace of 19m² with parking.
- Usable area: 360m².
- Solarium, basement and pool included.
- Sea views from the solarium and the first-floor terrace.

The Brisa del Mar Villas complex comprises 21 modern-designed villas, each with:

- A large living room.
- A furnished kitchen.
- 2 or 3 bathrooms and a terrace.
- Independent plot with terrace, garden, pool, and parking.
- Proximity to the beach (4 mins) and other beaches (5-25 mins walk).

- Walking distance to all essential services like supermarkets, restaurants, medical centers, and more.

Payment Schedule:

1. 5,000€ at the reservation.
2. 25% at the signing of the purchase contract.
3. 25% approx. at the mid-stage of the construction.
4. 50% at the signing of the public deeds.

Buyers are assured by Ocean Breeze Villas developer's insurance guarantee for the amounts paid before villa delivery. They also have a say in the villa finishes and are regularly updated on construction phases. Furthermore, the Brisa del Mar Villas team provides periodic photographic reports of the villa's building status and construction progress.

Building Specifications:

- Reinforced concrete structure with B-500 SD corrugated steel, earthquake resistant.
- Various finishes like steel banisters in white or anthracite grey, exterior enclosures, and more.
- Large format porcelain tiles for facade cladding in specific areas.
- Security features like armoured doors, anodized aluminium carpentry, motorized blinds, and more.
- Flooring options include large format porcelain pavement with a choice of colours.
- Air conditioning pre-installation with ducts and heat pumps.
- White lacquered interior doors and wardrobes with a detailed finish.
- Fully equipped kitchen with modern fittings and options.
- Contemporary bathroom fixtures and designs, including in-wall flush toilet tank systems.
- Plot perimeters feature concrete block walls and metal fences with vehicle entry via a motorized swing gate.
- Each villa is equipped with a video intercom system.
- Basements are finished with uncoated concrete, with options for additional finishes.
- Energy Efficiency Certificate rated at letter B for each villa.

Villas come with pool and basement included and are located just a short walk (350m or 4 mins) to the beach and 5 mins walk to Juan Montiel Marina and other amenities.

Location:

On the above Google map click on enlarge map and the exact location of the properties for sale are marked with the blue pin.

Airports:

Murcia airport is 50 minutes away, Alicante airport is 1 hour and 30 minutes away and Almeria airport is 1 hour 20 minutes' drive.

4 Golf Courses:

sales@mojacarestates.com

+34 950 478 935

<https://mojacarestates.com/2757>

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

Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf, Alhama Golf Resort in Murcia.

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.

REF: ME 2757

