




Town House
 3 bedrooms
 2 bathrooms
 + Cloakroom / WC

 125 m²

 200 m²

 Private

REF: ME 2779

Mojacar

From €292,000

This complex consists of 8 brand-new townhouses or duplexes located in the heart of Mojácar Playa, Almeria, Andalusia, just a short stroll from the commercial centre and the sea. There are 7 identical duplexes, on 2 floors and 1 house on 1 floor.

Layout:

These townhouses offer 3 bedrooms, 2 bathrooms and a guest toilet /WC on 2 levels. The bedrooms and bathrooms are on the first floor, with the main bedroom enjoying an ensuite bathroom. The ground floor has an open plan kitchen-dining-living room which opens onto a terrace measuring 17m². The built area of 125m² includes the terrace. There is an additional private garden area 40m² and a parking space for 2 cars of 33m². These are price between €292,000 and €317,000.

One of the properties is different from the others as it is all on one level and has a larger plot and garden area. The price reflects this, being €564,000. It has a large underground garage of 160m², 3 bedrooms, 2 bathrooms and open plan living space on the ground floor. Extras include a utility room, a dressing room plus a private swimming pool.

Please note that these prices do not include VAT or other associated property purchase costs.

There is the option to purchase a closed estimate which includes:

- Fitted kitchen with wall and base units, worktop, sink, mixer taps and electrical appliances (ceramic hob, oven and extractor hood).

- Fully installed air-conditioning for living room/kitchen and bedrooms.
- Swimming pool.

Construction work on the site is scheduled to commence during the first quarter of 2024, once 50% of the properties are reserved. The payment structure is as follows:

- An initial payment of €10,000 (including VAT) upon reservation.
- Upon signing the private contract, purchasers will be required to make a further payment of 10% of the sale price plus VAT.
- Subsequently, an additional 20% plus VAT will be split into four installments: the first installment within 6 months from the start of building construction and structural work, the second within 10 months when the walls have been erected, the third within 15 months once the roof is in place, and the fourth upon completion of the building.
- The building is expected to be completed within 24 months from the commencement of construction works.
- The remaining balance of the price will be paid upon completion, once the first occupation license has been issued.

Location

For the precise location, see the pin on Google maps above. The complex is 600m from the beach, supermarkets, restaurants and bars as well as many other amenities.

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.

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