



Apartment  
2 bedrooms  
2 bathrooms  
🏠 93 m<sup>2</sup>  
🏠 Communal  
EPC Consumption: G  
EPC Emissions: G

**REF: ME 2816**

## Los Gallardos

**€125,000**

Bright 2-Bedroom Top Floor Flat with Large Terraces and Mountain Views in Tranquil Los Gallardos in Almeria, Andalusia with an allocated parking space.

**Overview:** Located in the residential urbanisation of Huerta Nueva in Los Gallardos, this top-floor 2-bedroom / 2 bathroom apartment offers a peaceful retreat with lovely mountain views. Sold as seen with select furnishings included, this well-maintained property boasts ample outdoor spaces, communal amenities, and convenient proximity to both Los Gallardos town centre and the beautiful beaches of Mojacar.

**Layout:** This apartment is the top floor of a two-story building, ensuring privacy and tranquility. It features 2 bedrooms, all equipped with built-in wardrobes and offering pretty views. The independent fitted kitchen is next to the good sized sitting-dining area which provides an ideal space for relaxation and entertaining. There are 2 full bathrooms both with showers. There is access to the south facing terrace from the sitting room.

Internal stairs lead up to a large roof terrace, with plenty of cupboards providing ample storage space and there is the possibility of an alfresco kitchen. Additionally, the main terrace is exceptionally spacious, offering ample room for outdoor living and enjoying the surrounding scenery. There is another smaller terrace on the opposite side.

**Communal Areas:** Residents of this complex benefit from access to an inviting communal pool and

garden, providing a refreshing escape during warm days and a tranquil environment for relaxation.

Included in the Sale: Sold as seen. Air conditioning (hot and cold air).

#### Location

For the precise location, see the pin on Google maps above. Huerta Nueva is an exceptional place to live or to holiday in and offers mountain views and all the amenities of the village of Los Gallardos. The sea is a short drive away and it is also near several golf courses, about ten minutes from the beaches of Mojácar, Garrucha and Vera, twenty minutes from the district hospital in Huerca Overa, forty minutes from Almería Airport. The village of Los Gallardos has all necessary services and amenities including a medical doctor's surgery.

#### 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) - €153.55

Quarterly rubbish collection - €39.48

Monthly community fees - €60.00

REF: ME 2816

