



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

**REF: ME 2817**

## Los Gallardos

**€115,000**

Practical 2-Bedroom Ground Floor Flat with Dual Terraces and Majestic Mountain Views in Tranquil Los Gallardos in Almeria, Andalusia with an allocated parking space and 2 terraces.

**Overview:** Located in the residential urbanisation of Huerta Nueva in Los Gallardos, this ground-floor 2-bedroom flat offers a peaceful retreat with attractive 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 pristine beaches of Mojacar.

**Layout:** This apartment is situated on the ground floor of a two-story building, providing easy access and convenience. It features two bedrooms, both equipped with built-in wardrobes, and two full bathrooms complete with baths. There is an independent fitted and a generously sized sitting-dining area which provides an ideal space for relaxation and entertaining.

**External Areas:** The property offers two spacious terraces, one to the front and another to the rear, measuring 38m<sup>2</sup> and 45m<sup>2</sup>, respectively. The front terrace faces south, while the rear terrace faces north, providing the perfect setting to enjoy the Andalusian climate from sunrise to sunset. Notably, one of the terraces has been thoughtfully enclosed to create an additional room, offering flexibility in living space.

**Communal Areas:** Residents of this complex benefit from access to a lovely communal pool and garden, providing a refreshing escape during warm days and a tranquil environment for relaxation.

**Investment Potential:** This apartment, which is consistently rented, presents an excellent investment opportunity. With its convenient parking located just in front of the apartment and numbered for ease of access, it is an appealing choice for both investors and those seeking a tranquil permanent residence.

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

**Location:** This property is ideally situated, offering the perfect blend of tranquillity and convenience. It is just a 3-minute drive to the heart of Los Gallardos, where you can access an array of amenities including restaurants, bars, shops, and banks. Additionally, the renowned beaches of Mojacar are just a 15-minute drive away, making this flat an exceptional choice for those who wish to explore the coastal beauty and vibrant culture of this picturesque region.

#### 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) - €122.18

Quarterly rubbish collection - €39.48

Monthly community fees - €60.00



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