



## Detached Villa for sale in Mojácar, Mojácar

570.000 €

Referenz: R5135083 Schlafzimmer: 2 Badezimmer: 2 Grundstücksgröße: 520m<sup>2</sup> Garten: 128m<sup>2</sup>





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## Inland Almeria, Mojácar

This exceptional detached villa, offering two bedrooms and two bathrooms, is set on a private plot, just a short stroll from Mojácar's golden beachfront.

Located in one of the most sought after areas along the coastline, the property is only 300 meters from local bars, restaurants, and the vibrant promenade, offering the perfect blend of privacy, luxury, and convenience.

Set within its own walled and gated grounds, the villa boasts beautifully landscaped gardens with mature mango trees, established palms, and a variety of plants.

Multiple terraces provide ample space to relax and entertain, while a modern swimming pool with sunbathing terrace offers the ideal spot to soak up the Andalusian sun.

In addition to these, there is a lower tier of the garden, which provides endless possibilities and is perfect for landscaping, creating an allotment, or adding additional seating areas.

The main villa is accessed via an elevated covered porch, leading into a bright and inviting living and dining area.

The home has been fully renovated while retaining many original features, staying true to the authentic Mojácar style.

Micro-cement flooring helps keep the interior cool in warm weather, while whitewashed walls and high ceilings create a spacious and airy atmosphere, showcasing the very best in interior design.

From the lounge, glass sliding doors open to an internal courtyard featuring a built-in barbecue, a large seating area, and stairs leading to an incredible sun terrace with 360-degree views.

The fully equipped kitchen is functional and stylish, complete with a separate pantry and direct access to the full size garage.

Along the hallway, you'll find the first guest bedroom, a family bathroom, and the primary bedroom with an en-suite shower.

Both bedrooms feature fitted wardrobes, and additional storage has been built along the hallway.

Adding to the property's appeal is an independent apartment with external access from both sides of the villa. This self-contained unit includes a bedroom, bathroom, lounge, and fitted kitchen, providing the perfect space for guests, extended family, or rental potential, with the vendor having a tourism licence in place.

Please note that the apartment and pool, need to be included within the Escritura, this process will be done once a sale is secured.

This remarkable property combines a prime location, beautifully landscaped gardens, luxurious interiors, and a versatile layout, making it a rare and truly exceptional home in Mojácar.



Contact us to arrange a viewing.

- \* 2 floors
- \* Build Size 128 m<sup>2</sup>
- \* Plot Size 520 m<sup>2</sup>
- \* Private Pool
- \* Mains Water
- \* Mains Electric
- \* Telephone Possible
- \* Internet Possible
- \* Furniture Negotiable
- \* Air Conditioning
- \* Disabled Friendly
- \* Private Terrace
- \* Roof Solarium
- \* Garage
- \* 1 minutes drive to the beach
- \* 1 minutes drive to the shops
- \* Refuse fees: €205,60 per annum



## Eigenschaften:

### Merkmale

Private Terrasse

### Parken

Garage

### Klimakontrolle

Klimaanlage

### Pool

Privat