



## Ground Floor Apartment for sale in Mojácar, Mojácar

275,000 €

Reference: R5208490 Bedrooms: 3 Bathrooms: 2 Build Size: 80m<sup>2</sup>





## Inland Almeria, Mojácar

Absolutely Stunning Property in La Mata, Mojácar This exceptional three-bedroom, two-bathroom apartment is located on the ground floor, with easy access via just a few steps and a north-facing orientation, providing pleasantly cool alfresco dining during the hot summer months. Situated in the highly sought-after area of La Mata in Mojácar, it offers an outstanding combination of style, comfort, and meticulous attention to detail. Every element of this home has been thoughtfully designed and beautifully presented, creating a warm and welcoming environment that perfectly blends modern living with Mediterranean charm. From the moment you step inside, you can see the care and consideration that has gone into every aspect of this stunning residence. The heart of the home is the impressive open-plan living, dining, and kitchen area. This bright and spacious room is perfect for entertaining or relaxing with family and friends. The contemporary kitchen is well-equipped and features a convenient breakfast bar, making it both stylish and functional. Here you also have an integrated dishwasher and refrigerator. A utility room, offers ample space for the washing machine and fridge/freezer, and also offers additional storage space. The layout ensures a seamless flow between the living spaces, creating an inviting and social atmosphere. From the living area, doors lead directly out to a wonderful north-east facing terrace, you'll enjoy bright morning sun ideal for breakfast or a coffee outdoors and welcome shade during the warmest part of the day. This outdoor space is ideal for enjoying the exceptional microclimate that Mojácar is famous for. There is ample room for a large dining table, perfect for al fresco dining, as well as a separate area designed for lounging and relaxing under the Spanish sun. Whether you are hosting a dinner party or simply enjoying a peaceful morning coffee, this terrace offers a tranquil and private setting. The property features three beautifully presented bedrooms. Two of the bedrooms are generous doubles, offering comfort and space, with large fitted wardrobes, offering an abundance of storage. The primary having direct access to the main terrace as well as a stylish modern en suite shower room. The third bedroom, currently arranged with single beds, has been cleverly adapted from a former utility area, maximizing the property's use of space. There is also a family shower room, finished to a high standard with quality fittings and contemporary design. Air-conditioning is available throughout the apartment offering dual cool and warm air, ideal for maintaining an ambient temperature throughout the year. Overall, this is an exceptional property that combines elegance, practicality, and comfort in one of Mojácar's most desirable locations. Furniture is negotiable, but only at the full asking price. As stated, it is a minutes drive to the beach, but for those who prefer to walk, a short 5 minutes. Fibre optic internet is available. We highly recommend arranging a viewing to fully appreciate the quality and charm of this beautiful home. Contact us to arrange this. \* Build Size 80 m<sup>2</sup> \* Ground floor \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning \* Private Terrace \* 1 minutes drive to the beach \* 1 minutes drive to the shops \* Communal fees: €126,87 per month \* IBI property tax: €266,33 per annum \* Refuse fees: €205,60 per annum



## Features:

### Features

Private Terrace

### Climate Control

Air Conditioning

### Pool

Communal