

# MOJÁCAR PLAYA

**ZAR**  
REAL ESTATE - 2010  
INMOBILIARIA



## Ref: VZ1876 - VILLA Calle Cañada Aguilar

<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	2
<b>Toilets:</b>	1
<b>Built surface:</b>	152 m <sup>2</sup>
<b>Living surface:</b>	118 m <sup>2</sup>
<b>Plot surface:</b>	500 m <sup>2</sup>

<b>Year of construction:</b>	1990
<b>Distance to the sea:</b>	650 mts
<b>Facing:</b>	WEST
<b>Furnished:</b>	PARTLY
<b>Parking:</b>	YES
<b>Storage Room:</b>	YES

<b>Community fees:</b>	0 €/ month
<b>IBI Tax:</b>	€/ year

### A Family Retreat with Sea Views: Independent Villa in El Palmeral, Mojácar Playa

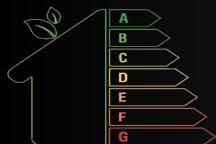
Welcome to Mediterranean living at its finest. We present this magnificent independent villa for sale in Mojácar Playa, a property that successfully combines the tranquility of a prestigious residential area with the convenience of having the beach just 650 meters away. Located on the coveted Calle Cañada Aguilar, within the quiet enclave of El Palmeral, this house is the perfect base for building your family's future or making the real estate investment you've always wanted.

Built in 1990 on a generous 500 m<sup>2</sup> urban plot, this 152 m<sup>2</sup> constructed house exudes traditional charm. However, its appeal also lies in its extraordinary potential: the permitted building capacity allows for an expansion of up to 272 m<sup>2</sup> in total. This flexibility offers a unique opportunity to design a custom-made home, adding more living space or luxury elements, such as a spectacular private swimming pool, to fully enjoy the Almería climate.

The exterior invites enjoyment and an outdoor lifestyle. The property is surrounded by lush East and South-facing gardens, adorned with the essence of the Mediterranean: lemon, orange, olive, and loquat trees. You will find ample terraces and porches, ideal for outdoor dining. Convenience is maximized with a garage and exterior space for parking several vehicles in line, plus a large outdoor storage room for additional capacity.

Crossing the threshold, the functionality of its two floors becomes evident. The ground floor houses the social area and an ensuite master bedroom. The bright, corner living-dining room, equipped with a cozy fireplace, opens directly onto a porch with garden views and a subtle panoramic glimpse of the sea, perfect for relaxation. Also on this floor are a guest toilet, a spacious independent kitchen with access to a patio, and the corner master bedroom, with a built-in wardrobe and a private bathroom with a shower tray.

The upper floor is the domain of rest and spectacular views. Here you will find three additional double bedrooms, all equipped with built-in wardrobes. Thanks to the elevated position of the house, situated on a hill, these bedrooms and their annexed terrace offer stunning panoramic views of Mojácar Beach, a daily awakening that redefines the concept of quality of life. The house is sold semi-furnished and features air conditioning (hot/cold) installed in the bedrooms and living room, ensuring comfort throughout the year. The well-maintained wooden exterior carpentry adds a traditional and distinctive character to this family home in Mojácar.





#### Extras

#### Community

- GOOD CONDITION
- AIR CONDITIONING INSTALLED
- FIREPLACE
- COURTYARD
- PRIVATE TERRACE
- PRIVATE GARDEN
- SEA VIEWS

P.V.P.

**450.000 €**

2.960,53 €/m<sup>2</sup>

**Taxes and title deeds expenses are not included**

#### ESTIMATED PURCHASING COSTS:

- 450000€ P.V.P
- 31500€ 7% I.T.P (tax).
- 1.200€ Notary and titled deeds expenses.

**TOTAL: 482700€**

\* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.



For more information  
scan QR code

**ZAR 2010 s.l.u**

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