

## LV872: 2 Bedroom Townhouse for Sale in Mojácar, Almería

**245,000€** ≈£212,538



**Las Brisas I** : Superbly presented duplex property lovingly modernized by the current owners. The complex itself is well maintained and benefits from large communal pool with grassy surround, gated car parking area, together with sea and mountain views. Constructed over two levels on the ground floor there is a newly installed, high-tech. kitchen, a good size living room / dining room with working fireplace, air conditioning and patio doors to the terrace and a cloakroom with toilet and sink. There is also under/stair storage. The living room exposes the staircase which takes you to the upper floor and here you have two double bedrooms both with air conditioning, built in wardrobes and both with access to a terrace with sea views, a family bathroom with huge walk in shower.

There is an enclosed garage available to rent.

### Local Area

Mojácar, where the sun shines 320 days of the year, has much to offer for the tourist and resident, with 14 kilometres of sandy, uncluttered beaches, and a backdrop of spectacular mountains which are abundant in flora and fauna. It is known throughout Spain as the Corner of Enchantment for its unique character and micro-climate. Although only a small seaside town Mojácar offers 2 quality links golf courses and several other golf courses are only a short drive away.

There is no high-rise building to obscure the sea or the views, nor will there be; earlier edicts have ensured that this lovely area will remain as natural as possible. It is for this reason that Mojácar is known as the 'Corner of Enchantment'. Located on the south-east coast of Andalusia, and surrounded by designated areas of natural beauty, Mojácar is an ideal venue which offers solitary beaches, restaurants, trendy chiringitos-beach bars, street cafés, shops, and many sporting facilities. Mojácar and all its surrounding towns and villages have their individual street markets where everyone can enjoy local

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|-------------------------------|-----------------------------|---------------------------------|
| ✓ 2 Floors                    | ✓ 2 Bedrooms                | ✓ 1.5 Bathrooms                 |
| ✓ 80m <sup>2</sup> Build size | ✓ Communal Pool             | ✓ Air Conditioning              |
| ✓ Allocated Parking           | ✓ Communal Parking          | ✓ Communal Pool                 |
| ✓ Fireplace / Woodburner      | ✓ Fly Screens               | ✓ Low Community Fees            |
| ✓ Mountain Views              | ✓ Near a Beach              | ✓ Off Street Parking            |
| ✓ Private Terrace(s)          | ✓ Sea Views                 | ✓ Store Room                    |
| ✓ 2 mins drive to Beach       | ✓ 2 mins drive to the Shops | ✓ Community Fees 75-80€ Monthly |

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