

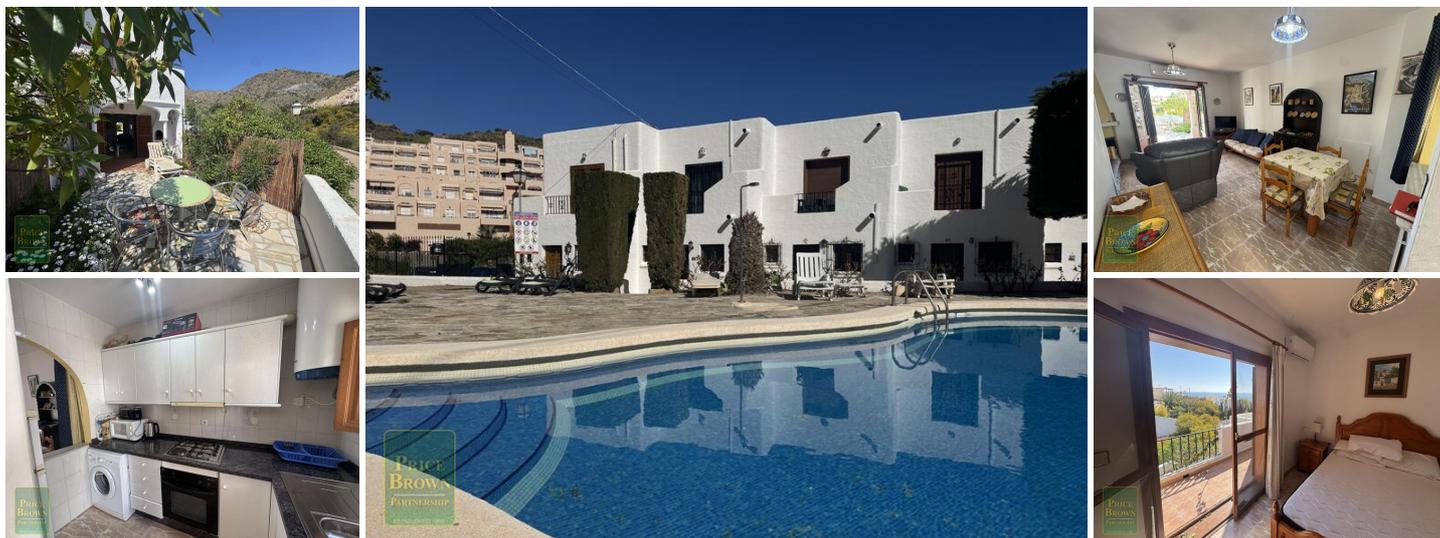
# THINK PROPERTY... THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

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## LV877: 2 Bedroom Townhouse for Sale in Mojácar, Almería

220,000€ ≈£190,124



### Charming End-Terrace Duplex with Sea Views in Sought-After Mojácar Beach Community

**Invierno Azul** : Nestled within an exclusive and highly sought-after community of just 14 properties, this delightful end-of-terrace duplex offers the perfect blend of privacy, comfort, and coastal living in the heart of Mojácar Beach.

The property boasts a beautiful east-facing terrace, ideal for enjoying morning sunshine alongside lovely sea views, while the west-facing entrance overlooks the communal pool — perfect for relaxing afternoons and sunsets.

Inside, the home is thoughtfully laid out with a bright and welcoming living area featuring a cozy fireplace, complemented by air conditioning throughout for year-round comfort. The duplex offers two well-proportioned bedrooms, each with its own private terrace, creating peaceful personal retreats.

With 2 bedrooms and 1.5 bathrooms, this property is perfectly suited as a holiday home, rental investment, or permanent residence. Additional benefits include off-street parking and a prime location just a 5-minute walk from the beach, allowing you to fully embrace the Mediterranean lifestyle.

Set within a small, well-maintained, and desirable complex, this is a rare opportunity to own a home in one of Mojácar's most attractive communities.

#### 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

- ✓ 2 Floors
- ✓ 73m<sup>2</sup> Build size
- ✓ Furnished as per inventory
- ✓ Closed Terrace
- ✓ Community garden
- ✓ Mountain Views
- ✓ Orientation East
- ✓ 2 Bedrooms
- ✓ 52m<sup>2</sup> Plot size
- ✓ Air Conditioning
- ✓ Communal Parking
- ✓ Fireplace / Woodburner
- ✓ Near a Beach
- ✓ Orientation West
- ✓ 1.5 Bathrooms
- ✓ Communal Pool
- ✓ BBQ
- ✓ Communal Pool
- ✓ Guest Cloakroom
- ✓ Off Street Parking
- ✓ Private Garden

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✓ IBI (Property Rates): 163.35€  
Annually

✓ Rubbish Collection: 51.40€ Every 3  
months