

# THINK PROPERTY...

# THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

**PRICE  
BROWN**  
PARTNERSHIP  
ESTABLISHED 1986

## PBK1352: 6 Bedroom Villa for Sale in Mojácar, Almería

449,000€ ≈£384,223



You have to see this special villa to see what it can offer. The owners have split each 100m<sup>2</sup> floor into 3 flats with a shared pool. When they are here they live in the top floor 1 bed en suite apartment with the best views. It also has a cloakroom. This floor has a private roof terrace of 90m<sup>2</sup> accessed from the outside with sea views. the apartment also has a wood burner and air con. The next floor is a 2 bed/2bath with master bedroom en suite with fitted wardrobes. The bathroom has a walk in shower and double sinks. All apartments have quality fixtures and fittings brought over from Germany. The large living room leads out onto an east facing terrace. The 3rd apartment is in the basement and also has 2 double bedrooms and 2 bathrooms. fitted wardrobes etc. There is also on the ground floor an independant office space with a shower which could be made into bedroom 6. There is also a garage aof 24m<sup>2</sup>- The windows are PVC double glazed high quality. There is a telephone landline connected between the 3 flats, tubing for solar water and winter heating are all in place. The new water softner is 1000 litre automatically filling up from rainwater- Mozquito nets at most windows. All terrace doors and windows are burglar protected with steel grids. Each flat has its own water and electric meters and entrances. You can live in the top flat and rent out the other or 2 families could live there together. The property has many options, it is well located just 5 minutes from the beach and red cross roundabout.

### 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

- ✓ 3 Floors
- ✓ 270m<sup>2</sup> Build size
- ✓ Double Glazing
- ✓ Near a Golf Course
- ✓ 3 mins walk to the Shops
- ✓ 6 Bedrooms
- ✓ 441m<sup>2</sup> Plot size
- ✓ Fly Screens
- ✓ Private Pool
- ✓ IBI (Property Rates): 770.00€  
Annually
- ✓ 6 Bathrooms
- ✓ Private Pool
- ✓ Near a Beach
- ✓ 2 mins walk to a Beach

Tel: (+34) 950 478 915

[www.pricebrown.com](http://www.pricebrown.com)

Email: [sales@pricebrown.com](mailto:sales@pricebrown.com)

Paseo de Mediterraneo, 171, Mojácar 04638 Almería