

# THINK PROPERTY... THINK PRICE BROWN

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BROWN**  
PARTNERSHIP  
ESTABLISHED 1986

## LV796: 3 Bedroom Townhouse for Sale in Mojácar, Almería

275,000€ ≈£235,477



**Playa Macenas Beach & Golf Resort:** Appealing townhouse on a corner plot situated in a well-maintained urbanization within Playa Macenas. The urbanization offers 24 hour security making it a very safe and secure options for families. Macenas is home to some of the nicest beaches on the coastline and there are over 100 restaurants within a 3-mile radius. The house comprises at street level, integral garage and a good-sized storage room, steps lead you to the first floor where you have a beautifully light & contemporary living room with access to a terrace where you can appreciate the evening sun, a well fitted kitchen with terrace off and complete with appliances Also on this floor there is a double bedroom with air conditioning & built-in wardrobes, and a guest bathroom. On the first floor accessed via steps from the living room the landing has access to another terrace, and on this floor, you have two double bedrooms and a bathroom. On the top floor is the master suite with dressing room and en-suite bathroom and access to a private terrace. This superb property has many extras including over 80m<sup>2</sup> of terraces, a crystal-clear swimming pool, mountain views, air conditioning throughout, jacuzzi and a roof solarium with sea views.

### 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

- ✓ 3 Floors
- ✓ 114m<sup>2</sup> Build size
- ✓ Air Conditioning
- ✓ Community garden
- ✓ Near a Golf Course
- ✓ Store Room
- ✓ 10 mins drive to the Shops
- ✓ 3 Bedrooms
- ✓ Communal Pool
- ✓ Allocated Parking
- ✓ Closed Garage
- ✓ Sea Views
- ✓ Terrace
- ✓ Community Fees: 188.00€ Annually
- ✓ 3 Bathrooms
- ✓ Furniture negotiable
- ✓ Communal Pool
- ✓ Near a Beach
- ✓ Solarium
- ✓ 10 mins walk to a Beach
- ✓ IBI (Property Rates): 740.00€ Annually

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