



Duplex Mojacar Playa

Bedrooms: **Pool: Communal**
Bathrooms: **Build: 103m²**
IBI: 274 **Plot: 110m²**
Community: 857 **EPC Rating: E**

An attractive two bedroom duplex in prime location on Mojacar beach with a front south facing sunny terrace. On entering the duplex there is a lounge, new fully fitted kitchen, shower room and an extended dining room at the rear of the property. On the first floor there are 2 double bedrooms, one with private south facing upper terrace, shared bathroom and storeroom. The house has all new furniture and this can be included in the sale subject to negotiation. There is AC throughout, parking and communal swimming pool. Situated in an excellent location, just 300 metres walk from the beach.

Ref: NW1445
225,000 €

+34 950 475 800 sales@newwavevillas.com

Pso.del Mediterraneo 48B, Mojacar Playa

newwavevillas.com





An attractive two bedroom duplex in prime location on Mojacar beach. Steps lead up to the front south facing sunny terrace which is part covered and perfect for entertaining and outdoor eating. On entering the duplex there is a large lounge with feature fireplace, newly fitted fully fitted kitchen with hatch through to the lounge. There is also shower room bathroom on this level. This duplex also has an extended dining room / reading room come office at the rear of the property or could be used as a third bedroom for visitors.

Marble stairs lead up to the first floor where there are two double bedrooms, one has double doors out to a private south facing raised terrace. There is a shared family bathroom. There is also a smaller room that has been used as a storage and dressing room however could be used as an office or smaller 3rd bedroom.

This duplex has air conditioning (some new units recently installed), double glazing throughout, shutters on all windows, feature log burner in the lounge and the benefits from fibre optic wifi that is transferable to a new owner. The house has all new furniture and this can be included in the sale subject to negotiation. The community has parking in front of the house and there is a community swimming pool that can only be used by residents or guests and is walled and gated.

Situated in an excellent location, just 300 metres walk from the beach front where there is a small supermarket, bus stop and wide selection of bars, restaurants and beach bars, considered the best prime location on Mojacar playa for overseas buyers.