

## ELP/LH: 3 Bedroom Townhouse for Sale in Mojácar Playa

**239,950€**



Fantastic 3 bedroom, 2 bathroom duplex house on front line complex in Mojácar Playa, with superb sea views and underground private parking, in very popular residential location, next to wide range of shops, bars, restaurants and local bus services.

The house has front and back entrances, each with private terraces, plus private solarium for all day/all year sun, easy access from parking space at front door, and short walk through lovely gardens to nearby beautiful residents' pool.

The house is nice condition throughout and mostly furnished except for beds.

Just if front of the complex, on the front line, are the butchers, fishmongers, pharmacy, hardware shop, and a wide range of restaurants, bars and beach bars and it is around only 10 minutes walk to the main commercial centre of Mojácar with large supermarkets, banks, post office and large number of local shops and restaurants.

The duplex has a built area of 94 m<sup>2</sup> consisting of a large lounge / dining area, kitchen, toilet & shower and store room on the ground floor,, 3 bedrooms and a family bathroom on the first floor. The property also benefits from a private garden of 22m<sup>2</sup> and a back terrace on the ground floor; with easy access and parking, a private terrace off the master bedroom with sea views on first floor and stairs to the roof terrace with 360° views including fantastic sea views and to Mojácar Pueblo.

The property has a private and secure underground parking place in the community garage..

The property has an Energy Efficiency certificate with rating of "D" and Consumption 111 kWh/m<sup>2</sup>per year and emissions rating 20 CO<sub>2</sub>/m<sup>2</sup>per year.

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|--------------------------|----------------------------|-----------------------------------|
| ✓ 3 Bedrooms             | ✓ 2 Bathrooms              | ✓ 94m <sup>2</sup> Build size     |
| ✓ Air Conditioning       | ✓ Children allowed         | ✓ Part furnished                  |
| ✓ Cooker / Hob           | ✓ Fridge freezer           | ✓ Washing machine                 |
| ✓ Private parking        | ✓ Communal Pool            | ✓ Solarium                        |
| ✓ Private terrace        | ✓ Television               | ✓ Complex views                   |
| ✓ Mountain views         | ✓ Pool view                | ✓ Sea views                       |
| ✓ 5 mins walk to a Beach | ✓ 5 mins walk to the Shops | ✓ Community Fees: 187.00€ Every 3 |