

**PT/JG/4: 2 Bedroom Townhouse for Sale in Mojácar Playa****320,000€**

Lovely, spacious and perfectly located duplex-townhouse, with sea views, air conditioning to lounge and bedrooms, beautiful community pool and gardens, sunny terraces including private roof terrace and private secure parking. Situated in fantastic location on Mojácar Playa, 3 minutes walk from the promenade with wide range of bars, restaurants, shops, bus services, and clean and sandy beaches.

- The duplex is situated in a fantastic location on Mojácar Playa, just 3 minutes from the promenade with a wide range of bars, restaurants, shops, bus services and clean, sandy beaches.
- Air conditioned lounge with sofas, flat screen smart TV, and patio doors leading to private terrace with built in BBQ.
- Two bedrooms to first floor with terraces, both with air conditioning, one with twin beds and the other with option of twin bed or king size double configuration and with sea view.
- Fitted kitchen with fridge freezer, dishwasher, microwave and wide range of cooking utensils and crockery/cutlery.
- Dining area with table and chairs.
- Bathroom with shower, wash basin and toilet on first floor and separate w.c. with toilet and wash basin on ground floor.
- Beautiful community pool with tree lined grass sunbathing areas and gardens, sunny terraces including built in barbecue, private roof terrace and private secure parking.
- Private secure, gated patio area to entrance with washing machine and drying area.
- Tourist rental license, transferable on purchase.
- Proven track record of repeat holiday/seasonal rental bookings for high occupancy levels throughout the year, generating good cash flow and profit, if purchased primarily as investment.

- ✓ 2 floors
- ✓ 83m<sup>2</sup> Build size
- ✓ Fully furnished
- ✓ Fridge freezer
- ✓ Private parking
- ✓ Private terrace(s)
- ✓ Mountain views

- ✓ 2 Bedrooms
- ✓ Air Conditioning
- ✓ Cooker / Hob
- ✓ Microwave
- ✓ Communal Pool
- ✓ Terrace(s)
- ✓ Pool view

- ✓ 1 Bathroom
- ✓ Children allowed
- ✓ Dishwasher
- ✓ Washing machine
- ✓ Solarium
- ✓ Television
- ✓ Sea views