

## 3 soverom Leilighet til salgs i Mojácar, Almería

**365.000€**



STUNNING 3 BED APARTMENT IN THE LOS PATIOS URBANIZATION PART OF THE MACENAS RESIDENTIAL COMPLEX IN MOJACAR IN THE LEVANTE REGION OF ALMERIA.

Exclusively located within a gated community and 24 hour security with access control offering a club with an infinity pool and panoramic views of the mediterranean, restaurant, cafeteria and hairdresser designed to offer comfort without even leaving the premises. There is a children's playground and sports area ideal for families, gardens with large green areas, panoramic terraces which completes an environment of exclusivity and harmony.

The property has 94.32 m<sup>2</sup> built (76.42 m<sup>2</sup> usable) and a private terrace of 13 m<sup>2</sup> , fully covered like a porch, ideal for enjoying the sea at any time thanks to its excellent East-South orientation , which floods the interior with natural light. It has a bright living-dining room with a large window overlooking the sea and direct access to the terrace. Separate kitchen , ventilated towards a private patio, with a convenient serving hatch to the living room. Master bedroom with dressing room, en suite bathroom with bathtub and direct access to the terrace. Second bedroom , with built-in wardrobe and windows overlooking the cactus garden, adding an exotic touch. Third bedroom , functional, with built-in wardrobes. Additional full bathroom to serve the rest of the rooms.

It is partially furnished and has a semi-equipped kitchen. Extras include ducted central air conditioning , double-glazed aluminum windows , a security door , and a video intercom . The price also includes a spacious , easily accessible parking space and a convenient private storage room .

Within the Macenas Residential complex, Los Patios is renowned for its Mediterranean aesthetic, its impeccable common areas —swimming pool, gardens and viewpoints— and its relaxed atmosphere, ideal as a primary residen. Mojácar is a town with a strong personality and attractive quality of life, with a current population of 7,517 inhabitants according to the INE in 2024, which implies an annual growth of 131 residents compared to 2023. This updated figure reaffirms its demographic dynamism and its solid appeal both residential and tourist.

This coastal setting combines history, beauty, and modern amenities. As one of the "Most Beautiful Villages of Spain "

-  3 soverom
-  pool
-  Landscaping

-  2 bad
-  schools

-  Close to shops
-  shops