

3 bedroom Townhouse for sale in Mojácar, Almería

190,000€





Townhouse for Sale on Girasoles Urbanisation, Mojácar Playa, Almería – Close to the Beach and Garrucha



This well-presented townhouse is located on the popular Girasoles urbanisation at the Río Abajo end of Mojácar Playa, within easy walking distance of the Playa de Rumina by the lagoon at Río Abajo and just a short drive to Garrucha with its shops, restaurants, and marina.


The property is built over three levels, offering comfortable living space, good outdoor areas, a private garage, and access to a communal swimming pool. The house has a total built area of 121m² and faces east, allowing for morning sunshine at the front and afternoon sun on the west-facing rear patio.

Layout:

- **Basement:** Integrated garage with direct access to a multipurpose room currently used as a third bedroom, featuring a small window and internal stairs leading up to the main living area.
- **Ground Floor:** Bright living-dining room with air conditioning and ceiling fan, and direct access from a private front terrace. To the rear is an open-plan fully fitted kitchen with a window overlooking the patio and a door leading out to the rear terrace, perfect for outdoor dining. The rear patio faces west and includes a water point, with space for a table and chairs or outdoor sofas.
- **First Floor:** Two double bedrooms, both with ceiling fans and hot/cold air conditioning. The main bedroom includes built-in wardrobes and access to a small terrace with distant sea views. The second bedroom has a door to an external staircase that leads up to the roof terrace. On this floor there is also a fully renovated bathroom with a modern walk-in shower, glass screen, and vanity unit, accessed via a sliding door.
- **Roof Terrace:** A private sun terrace offering lovely sea and mountain views, ideal for relaxing and enjoying the

 3 bedrooms
 66m² Plot size

 2 bathrooms
 Swimming Pool

 121m² Build size