



## Villa for sale in Mazarrón

265,000 €

Reference: AC13601   Bedrooms: 3   Bathrooms: 2   Plot Size: 400m<sup>2</sup>   Build Size: 85m<sup>2</sup>





## Costa Calida, Mazarrón

**\*\*Sold subject to contract\*\*** Stunning Detached Villa for Sale in Mojon Hills, Isla Plana **\*\*\*VIDEO AVAILABLE\*\*\*** Panoramic Sea Views and Modern Comforts Fantastic opportunity to own a stunning detached villa with panoramic sea views, located in the urbanisation Mojon Hills, Isla Plana. This villa, with its 85m build size, features 3 double bedrooms, 2 bathrooms, one being an en-suite to the master bedroom, a fully fitted kitchen complete with a breakfast bar, and a very bright and airy lounge/diner. Villa Details and Amenities All 3 bedrooms benefit from hot/cold air conditioning, as well as ceiling fans. The lounge also has ceiling fans for added comfort. The villa is being sold fully furnished, including white goods. Outdoor Spaces Set on a plot of approximately 400m, there is ample space to relax and enjoy the stunning views of the sea, which is just a short walk away. The villa is very private with shrubs surrounding the garden and, being elevated, it is not overlooked. To the front, there is a terrace large enough for a table and 4 chairs, and there is also a round stone table and benches on the gravelled area. Walking around the side of the villa to the rear, there is some artificial grass with loungers. From here, there is a gate to the communal pool area which is only for use of the surrounding villas. Additional Features There is also a large rooftop solarium, which is also 85m, an ideal space for sunbathing, overlooking the pool, or enjoying the breathtaking views. There is also a large brick-built store here on the solarium. On street level, there is secure parking for one car, and steps leading up to the villa. Location and Convenience Mojon Hills is a large urbanisation with predominantly apartments, built in 2007, with very few detached villas. Less than 5 minutes by car brings you to the heart of the village, with a variety of bars and restaurants, various shops, and a supermarket. Walking, it would take around 10 minutes. There is a host of beaches in Isla Plana with golden sand and beach bars during the summer months. Just a short drive further takes you to the Port of Mazarron, a vibrant town with all amenities. Don't miss out on this fantastic opportunity to own a beautiful villa in a prime location with stunning sea views and modern comforts. Community fees are 50€ per month. Completion not to be before September 2025