Hamptons
INTERNATIONAL



Mojácar, Almeria

3 2

£240,000
(€281,500)

Property details



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Key features

- **Build Size 66 m**
- **Plot Size 87 m**
- **Communal Pool**
- **Mains Water**
- **Mains Electric**
- **Air Conditioning**
- **Disabled Friendly**
- **Private Terrace**
- **Private parking**

Attributes

- **Swimming pool**
- **Near golf course**
- **Gym**
- **Apartment**
- **Near to beach**
- **Private parking**
- **Garden**

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Description

In collaboration with our local Spanish constructor, we are please to announce the new build development of Mojacar Hills, located in the heart of Mojacar Playa. Ideally close to Marina de la Golf and a blue flag beach, in addition to all of the amenities that Mojacar has to offer, this is an ideal time, to purchase a brand new property. Fase 1 is now under construction, and once the total development is completed, it will offer 117 apartments, 122 parking spaces, 157 storage rooms, and communal areas with a swimming pool. The information here, relates to the 2 bedroom, 1 bathroom apartments. Please see our property reference E369 for details of the 2 bedroom, 1 bathroom apartments. Type A - 3 Bedroom, 2 Bathroom. AVAILABILITY Bloque 5 - Planta Bajo/ B.5 / 286,700€ Bloque 5 - Planta 1 / 1.5 / 281,500€ QUALITY REPORT AND CHARACTERISTICS OF THE RESIDENTIAL DEVELOPMENT Soto Golf Vistas Residential Development Marina de la Torre · Mojácar · Almería A RESIDENTIAL DEVELOPMENT DESIGNED TO ENJOY THE MEDITERRANEAN Residential Sotogrande Golf Vista is located on Plot 1 of the Urban Marina de la Torre, Mojácar, in a privileged setting characterised by its close relationship with the landscape and its natural connection to the Mediterranean coastline. The development has been conceived as an open-plan residential complex with contemporary architecture and a Mediterranean character, in which the buildings are arranged in a stepped configuration adapted to the natural slope of the terrain. This layout allows views towards the sea to be maximised, as well as encouraging natural lighting and ventilation throughout the development, while also enhancing the integration of the buildings into the landscape. The residential complex comprises 21 multi-family residential units, featuring spacious terraces and outdoor areas, complemented by parking spaces, storage rooms, swimming pools, gardens and communal areas designed for residents' enjoyment. THE HOME: WARM, BRIGHT AND LUMINOUS INTERIORS The homes have been designed around functional, bright and well-connected spaces that open onto the outdoors, creating a sense of spaciousness and integrating the exterior with the interior to enhance visual appeal and extend the living areas onto the terraces. In the living areas, the living room–dining room–kitchen spaces and bedrooms are designed to make the most of natural light and offer a contemporary, high-quality finish, with an AC-5 classification, ensuring a warm and contemporary aesthetic. The walls are finished with a plastic paint in an off-white shade, contributing to a luminous and timeless interior. TERRACES: AN EXTENSION OF THE LIVING SPACE The terraces are an extension of the project's main elements and have been designed as outdoor living spaces. They will be finished with rectified porcelain stoneware tiles, ARGENTA, TATAMI model, format 20 × 120 cm, with a wood-effect appearance or a similar material with equivalent quality and performance characteristics. The flooring will be suitable for outdoor use and will provide the required resistance and safety properties for such applications. The terraces will be completed with all the necessary elements, including slopes, drains, grates, joints and other exterior finishing details, in accordance with the plans and the relevant contractual documentation for each unit. 1. BATHROOMS The bathrooms combine large-format ceramic materials with a contemporary, minimalist aesthetic. Main bathroom The following are proposed: · Flooring in ROCA CERÁMICA BASEL GRIS, size 60 × 60 cm, rectified. · Wall cladding in ROCA CERÁMICA BASEL GRIS, size 120 × 60 cm, rectified. Secondary bathrooms The following are proposed: · Flooring in ROCA CERÁMICA BASEL CALIZA, size 60 × 60 cm, rectified. · Wall cladding in ROCA CERÁMICA BASEL CALIZA, size 120 × 60 cm, rectified. The bathrooms will be delivered fully finished and fitted with sanitary ware, taps and the corresponding plumbing and drainage installations. The models defined for the sanitary ware and taps will be those specified in the Execution Project. If any items are unavailable, they will be replaced with alternatives of equivalent quality. KITCHENS The kitchens are integrated into the main living area of the home, creating a spacious, open-plan living-dining-kitchen space that provides a functional and bright environment. The kitchens will include the corresponding electrical installations, water supply and drainage systems required for their operation. The final configuration of the kitchen furniture, worktops, appliances and equipment will be established in the Execution Project and, where applicable, in the specific documentation forming part of the contract. 1. INTERIOR JOINERY The entrance to each home will be fitted with an armoured security door, providing the appropriate security conditions. Interior doors will be finished in white-lacquered wood, creating a uniform, harmonious image throughout the interior of the home. Handles, hinges and other hardware will be selected in accordance with the overall design. EXTERIOR JOINERY AND GLAZING The homes will feature aluminium window and door frames with a thermal break, helping to improve the thermal and acoustic performance of the building envelope. The glazing will be double-glazed, or equivalent, with specifications tailored to the characteristics of each home. The project includes the following glazing specifications:

· General characteristics: 6 + 10 + 6 mm. · Where greater performance is required: 6 + 10 + 4 mm. · (3+3) + 10 + (3+3) mm. The combination of window and door frames with a thermal break, double glazing and façade insulation will ensure suitable indoor comfort conditions throughout the year. FAÇADES The exterior design of the residential development reflects contemporary architectural inspiration, characterised by clean volumes and the predominance of light colours. The façades will feature a mortar finish in a light tone and a paint finish in a light colour. The interior enclosure will consist of an air cavity and thermal insulation, with a facing made from gypsum-laminated plasterboard. This composition will contribute to the building's thermal and acoustic insulation, as well as its overall energy efficiency. COMFORT AND ENERGY EFFICIENCY The development has been designed in accordance with current energy-efficiency and comfort requirements. The building envelope will incorporate thermal insulation in the façades and roof, with window and door frames featuring a thermal break and double glazing. The following measures will be implemented to improve the building's thermal performance, air tightness and acoustic insulation between homes







feature suitable paving for wet environments, wit e

accessibility systems. CONSTRUCTION QUALITY The development will be built in accordance with the Executive Project, the Technical Building Code and any applicable amendments. The construction systems have been selected with particular attention to: · Thermal comfort. · Acoustic insulation. · Energy efficiency. · Safety. · Durability. · Accessibility. · Luminosity. · Integration into the landscape. All of this is intended to ensure a comfortable and environmentally conscious residential development, particularly suited to its terraces, gardens, communal spaces and the Mediterranean surroundings of Marina de la Torre. GENERAL CONDITIONS OF THE QUALITY SPECIFICATIONS This Quality Specifications document describes the general characteristics and qualities of the dwellings and communal areas to be incorporated into the development, together with the corresponding supporting documentation included in the purchase agreement. References to brands, manufacturers, models, specific finishes or products are provided for illustrative purposes only and are not intended to determine the technical or aesthetic characteristics of the development. For technical reasons, construction requirements, regulatory requirements, commercial availability or supply issues, the Developer may replace materials, equipment or solutions described by others of

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equivalent or superior quality, while maintaining, wherever possible, the overall appearance and general characteristics specified for the development. The Developer may also introduce changes resulting from the modifications required during the execution of the project, including those requested by the competent authorities, by the utility providers or by the need to adapt the project to applicable regulations. The Developer may also introduce changes resulting from any modifications will be made while maintaining the overall quality standards of the development and the general characteristics of the materials, finishes, fittings and equipment specified.The Developer may make changes to the distribution, layout or documentation of the residential units for technical or commercial reasons, provided that these do not affect the essential characteristics of the dwellings, including their intended use, layout or surface area, where these are expressly defined in the purchase agreement and its accompanying documentation. The specifications contained in this document are indicative and may be subject to changes arising from [illegible] hed herein.









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Location





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