



Villa
3 bedrooms
3 bathrooms
🏠 125 m²
🏠 230 m²
🚰 Private

REF: ME 2454

Vera Playa

From €418,000

This urbanisation is located on Vera Playa on the coast of Almeria, Andalusia with two types of villa to choose from: Villa Estrella and Villa Laguna Azul (see our reference ME 2453).

This is a residential complex containing 100 detached villas only 200 metres from the beach. There will be 2 models of villa to choose from: Modelo Estrella or Laguna Azul (see our reference ME 2453 for the Laguna Azul model of villas with 3 bedrooms and 3 bathrooms).

The Laguna Azul villas are set on two levels and consist of 3 bedrooms and 3 bathrooms with a built area of 125m². 2 bedrooms and 2 bathrooms are on the first floor and 1 bedroom with bathroom is on the ground floor. The villas will benefit from a top of the range, contemporary style kitchen and double height in the living room. They will have a solarium, partially covered with a wooden structure, measuring 35m². All the villas will come with a private pool (6m x 3m) on a plot of approximately 250m². There will also be the option to have a basement of 60m² for 30,000€ plus VAT.

All the villas will come with a private pool (6m x 3m) on a plot of 235m² approximately. There will also be the option to have a basement of 100m² at an extra cost as well as adding another bedroom and bathroom in the basement.

The villas will be key ready within 18 months of purchase.

The villas available range between 418,000€ and 468,000€ plus VAT. The size of the plots range from

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227m2 to 384m2 and the terraces from 143m2 to 255m2.

This is a unique opportunity to acquire a brand new contemporary design villa. The villas will include: split block exterior fence with design metal fence, video intercom, pre-installation for an electric motor for the main entrance gate, charging point for electric car inside the plot, terraces with standard large format non-slip floor tiles, security front door, white monolayer cladding with natural stone at the entrance and pergola, wood-imitation aluminium windows with double glazing, marble, Silestone or similar staircase with glass and steel railings, fitted wardrobes with drawers and LED lights, TV points in all bedrooms, electric blinds, pre-installation of centralised air conditioning, pre-installation of double height motorized glass curtain in the living room. The bathrooms will have large tiles, cabinets, mirrors, shower screens, and underfloor heating. The kitchen will come fully furnished with all the cabinets, Silestone or similar worktop with LED lights. The roof terrace comes with pre-installation of an outdoor kitchen with drains, pre-installation of light and water points, pre-installation of Jacuzzi, outdoor shower and tap.

Form of payment would be as follows:

- 6,000€ (VAT included) as a reservation or on signing the contract.
- 10% of the price of the property (VAT included) in 1 month.
- 20% of the price of the property (VAT included) in 3 months.
- The balance on signing the title deed.

This new complex is near lots of beaches such as Las Marinas-Bolaga, Puerto Rey, El Playazo, Quitapellejos as well as being 15 minutes' drive away from the well known resort town of Mojacar. Garrucha, Villaricos and Cuevas de Almanzora are also nearby. Vera Playa is one of the best naturist enclaves in Europe which allows for both naturist and family tourism. These villas will make wonderful holiday homes or permanent homes as well as an excellent investment.

Location

For the precise location, see the pin on Google maps above.

Airports

Almeria airport is a 1 hour drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on

the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

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