



Land

 700 m<sup>2</sup>

 Private

**REF: ME 2840**

**Vera**

**From €136,000**

Exclusive Plots For Sale in Prime Valle del Este Golf Resort in Vera, Almeria, Andalusia with the Option of Building a Luxury Villa.

Overview: Discover your opportunity to own a piece of paradise in the prestigious Valle del Este Golf Resort. Introducing an exclusive boutique neighbourhood boasting 11 luxury villa plots, perfectly positioned for those seeking the epitome of elegance and investment potential. With only 2 plots already reserved, seize this chance to secure your dream home or lucrative property venture.

Plot Characteristics:

- Large plots, ready to build, spanning from 700m<sup>2</sup> to 929m<sup>2</sup>.
- Planning permission secured, providing peace of mind for your construction endeavours.
- South-west facing orientation, offering optimal sun exposure and picturesque vistas.
- Prices ranging from €136,000 to €195,500, ensuring affordability without compromising luxury.
- You can choose to build one of the three villa options available or you can build a property completely to your own style.

Amenities and Infrastructure:

- Seamless integration within the Master Plan of Valle del Este Golf Resort.
- All necessary connections for water, electricity, telecoms, and sewerage services conveniently available at your plot line.
- Partial street boundary wall and rear fencing provided for added privacy.

[sales@mojacarestates.com](mailto:sales@mojacarestates.com)

+34 950 478 935

<https://mojacarestates.com/2840>

Mojacar Estates: Paseo del Mediterraneo, 8 - Mojacar - 04638

- Street lighting ensures safety and ambiance within the neighbourhood.
- Urban land designation eliminates planning risks, streamlining the development process.
- Basic plot levelling and preparation facilitate smooth construction proceedings.
- Ready-to-submit building plans expedite the journey from concept to realisation.
- Enjoy living in your dream home within 12 months or less from commencement.

#### Purchase Options and Process:

- Secure your desired plot with a €10,000 deposit, with the remainder payable upon land purchase (excluding the deposit and subject to 21% VAT).
- Choose from various villa types, tailored to your preferences in terms of bedrooms and bathrooms.
- Collaborate with architects through up to three design meetings to customize your dream villa.
- Experience a streamlined approval process, typically within 60 days.
- Construction completed within 12 months from initiation, with keys handed over upon final delivery.
- Mortgage options available for builds, providing flexibility and financial assistance.

#### Villa Features and Upgrades:

- Impeccable finishes and fixtures, including bathroom and sanitary fittings.
- Multiple floor and wall tile options to suit your aesthetic preferences.
- Energy-efficient heating and air-conditioning systems ensure year-round comfort.
- Choose from a selection of premium tiling options, including Porcelanosa or similar brands.
- Integrated ceiling lights, electrical outlets, and LED lighting in selected areas with dimmer controls.
- Garden preparation and exterior lighting contribute to the allure of your outdoor space.
- Optional upgrades include an upgraded kitchen, underfloor heating, pool heating, and more.

**Investment Opportunity:** With its enviable location and potential for customisation, these luxury villa plots offer not only a dream home but also an exceptional investment opportunity. Don't miss your chance to become part of this prestigious neighbourhood. Contact us today to reserve your plot and embark on the journey to luxury living at Valle del Este Golf Resort.

**Location:** Located within the renowned Valle del Este Golf Resort in Vera Almeria, this esteemed neighbourhood offers more than just a home; it provides a lifestyle. Situated amidst a backdrop of lush greens and breathtaking landscapes, residents enjoy unrivaled access to a 4-star hotel, a charming commercial centre, restaurants and bars. Not to mention the allure of an 18-hole golf course right at your doorstep, ensuring endless leisure opportunities. Vera lies on the coast of Almeria and is divided into Vera Pueblo (town) which lies 7 km inland and Vera Playa (beach). The town has a perfect combination of historical roots (the town hall was built in the 16th century) and modern life with bustling streets and eclectic shops, bars and restaurants to suit all tastes. Vera Playa is famous for its excellent beaches with fine golden sand and clear waters. The most well-known nudist beach in Europe is located at El Playazo Vera Playa, a 5km stretch of beach that also includes nudist urbanisations, restaurants and bars alongside it.

### Airports

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

### 3 other Golf Courses

Mojacar: Marina de la Torre, 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.



REF: ME 2840



**225 SOUTHWEST LUXURY VILLAS** | **VILLA PRICING EXAMPLES**

Villa Model	Image	Beds	Baths	Floors	Basement	Constructed m <sup>2</sup>	Price per m <sup>2</sup> constructed	Villa price excl. taxes and IVA
MODEL A		3	2	1	NO	156	€2,300	€358,800
MODEL B		3	3	1	YES	239	€2,200	€525,800
MODEL C		3	2	2	YES	257	€2,100	€539,700

**WE CAN WORK WITH YOU TO DESIGN A VILLA TO SUIT YOUR NEEDS**



[sales@mojacarestates.com](mailto:sales@mojacarestates.com)

+34 950 478 935

<https://mojacarestates.com/2840>

Mojacar Estates: Paseo del Mediterraneo, 8 - Mojacar - 04638