




Villa

3 bedrooms

3 bathrooms

 125 m²

 230 m²

 Private

REF: VHVL 2376

Vera Playa

From €418,000

Monte Carmelo Resort is a brand new, innovative and modern residential complex located just 200 meters from the beach. These off-plan 3 bed Villas benefits from a 6x3 meters pool and private solarium. The independent plot sizes start from approximately 230 m2. Part of a residential complex with a private entrance to 100 independent villas. There are two models to choose from and both have the option to come with or without a basement.

The Laguna Azul models are set on two levels and consists of three bedrooms and three bathrooms with the price for the remaining units starting from €418,000. Built area: 125 mts2 and depending on the plot size there is a minimum of 125 mts2 of terraces and 35 mts2 of roof terrace. For this model there is an option of a 60 mts2 basement for additional €45,000 to the price.

The Estrella Models, with three bedrooms with two bathrooms, all on one level with the price for the remaining units starting from €368.000. Built area: 90 mts2 and depending on the plot size there is a minimum of 120 mts2 of terraces and 90 mts2 of roof terrace. Here, the basement option with a 100 mts2 comes with an additional €65,000 to the price.

A unique opportunity to acquire a new contemporary design villa. Some characteristics of the property: 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, armored front door, white monolayer cladding with natural stone at the entrance and pergola, wood-imitation aluminum windows with double climalit glass, marble, silestone or similar staircase with glass and steel railings, smooth interior doors lacquered in white color, fitted wardrobes lined with textile, drawers and LED lights inside, TV points in all bedrooms, electric blinds, pre installation of ducted air conditioning in all rooms, pre-installation of double height motorized glass curtain in the living room, etc. The bathrooms will have artistic large format tiles, cabinets, mirrors, screens, and underfloor heating. The kitchen comes fully furnished with all the high and low 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 ...

Virtual viewing from show Villa available.

In short a sun and beach destination that allows a parallel development of both family and naturist tourism, ideal for a holiday home / investment or full-time living. This new residential is located on the Almeria coast, Vera Playa which offers six km of beach (Las Marinas-Bolaga, Puerto Rey, El Playazo, Quitapellejos) bordering famous tourist destinations, such as Mojacar, Garrucha, Villaricos and the Cuevas de Almanzora. In addition, part of Vera Playa is one of the best naturist enclaves in Europe, recognized for the quality and purity of its waters.

Approximate purchasing costs

Net price - €418,000

IVA - 10% - €41,800

Stamp duty - 1.2% - €5,016

Land registry - approx. - €1,045

Notary fees - approx. - €1,254

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €38,800

Final Payment on completion - €376,200

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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