



Villa  
3 bedrooms  
3 bathrooms  
🏠 122 m<sup>2</sup>  
🏠 227 m<sup>2</sup>  
🏠 Private

**REF: VHVL 2376**

## Vera Playa

**€459,000**

Monte Carmelo Resort is a brand new, innovative and modern residential complex located just 200 meters from the beach in Vera Playa. These off-plan 3 bed Villas benefits from a private 6x3 meters pool as well as a private solarium.

Model Laguna – 2 floors:

459.000 Euros

Plot size: 227 mts<sup>2</sup>. 3 bed / 3 bath with 122 mts<sup>2</sup> built and 35 mts<sup>2</sup> roof terrace

Model Estrella – bungalow type:

starting from 429.000 Euros.

Plot size: 244 mts<sup>2</sup>. 3 bed / 2 bath with 90 mts<sup>2</sup> built and 90 mts<sup>2</sup> roof terrace

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, armoured front door, white monolayer cladding with natural stone at the entrance and pergola, wood-imitation aluminium windows with double climalit glass, marble, silestone or similar staircase with glass and steel railings, smooth interior doors lacquered in white colour, 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 Mojácar, Garrucha, Villaricos and the

Cuevas de Almanzora. In addition, this part of Vera Playa is one of the best naturist enclaves in Europe, recognized for the quality and purity of its waters.

The advertised price does not include tax, notary and land registry offices fees, and legal fees.

**Approximate purchasing costs**

Net price - €459,000  
IVA - 10% - €45,900  
Stamp duty - 1.2% - €5,508  
Land registry - approx. - €1,148  
Notary fees - approx. - €1,377  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €42,900  
Final Payment on completion - €413,100

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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