




Land

 962 m<sup>2</sup>

**REF: VHLA 2572**

## Vera Playa

**€145,000**

Urban plots for sale in vera Playa with all the infrastructure such as asphalted roads, electricity, water, sewage, fibre optics for internet, etc. and a few minutes' drive from the future AVE train station which is expected to launch in the next few years.

In total, there are 22 plots with sizes ranging from 610.79 mts<sup>2</sup> to 1,152.43 mts<sup>2</sup>. There are 4 remaining plots available range from a size of 962.45 mts<sup>2</sup> to 1,030.20 mts<sup>2</sup>. Each plot has a maximum building ratio of 0.5112 mts<sup>2</sup> for each mts<sup>2</sup> and therefore ideal for those looking to build the villa of their dreams, to enjoy with friends and family or to relax, under the Mediterranean sun and a step away from spectacular beaches.

This is without doubt a great opportunity to purchase a plot in a great location in the Vera Playa area, one of the most developed areas of the Almería coast, in a residential and very quiet neighbourhood, but at the same time with services and amenities and the beach within walking distance or a short car ride.

Available plots as at 07/04/2026:

#15 with a size of 1.029,10 mts<sup>2</sup> and a building ratio of 526,08 mts<sup>2</sup> in total

#16 with a size of 1.020,70 mts<sup>2</sup> and a building ratio of 521,78 mts<sup>2</sup> in total

#17 with a size of 1.030,20 mts<sup>2</sup> and a building ratio of 526,64 mts<sup>2</sup> in total

#18 with a size of 962,45 mts<sup>2</sup> and a building ratio of 492,00 mts<sup>2</sup> in total

The Price for each of the remaining plots is 145.000 plus VAT and other purchasing costs as listed below.

175.450€ (145.000 € + 21% VAT)

Other Costs:

1.740€ Stamp duty at 1.2%

700€ Approximate Notary Office fees

363€ Approximate Land Registry Office fees

0€ Estate agency fees payable by purchasers  
178.253€ Approx. total cost including tax and other costs\*

\*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For full more details about the Villas and current availability or to book a visit to the site please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

**Approximate purchasing costs**

Net price - €145,000  
IVA - 21% - €30,450  
Land registry - approx. - €363  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

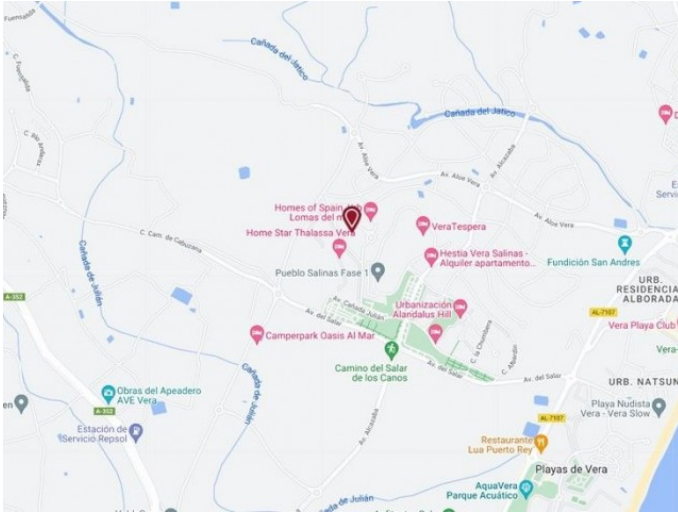
**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €11,500  
Final Payment on completion - €130,500

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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PARCELA	SUP. (m <sup>2</sup> )
P.01.1	535,40
P.01.2	518,70
P.02.03	1.514,20
P.04	894,95
P.05	966,95
P.06	1.005,00
P.07	1.101,30
P.08	1.059,80
P.09	1.074,10
P.10	735,20
P.11	1.028,45
P.12	522,45
P.13	611,35
P.14	938,05
P.15	1.029,10
P.16	1.020,70
P.17	1.030,20
P.18	962,45
P.19	938,35
P.20	879,75
P.21	794,95
P.22	700,00
<b>TOTAL</b>	<b>19.935,40</b>

