




Villa

4 bedrooms

3 bathrooms

 515 m<sup>2</sup>

 1.1289 hectares

 Private

EPC Consumption: E

EPC Emissions: E

**REF: VHMx 2788**

**Vera**

**€695,000**

Impeccable Luxury Villa with Panoramic Views and a Pool as well as a Large Garage For Sale in Vera, Almeria, Andalusia.

**Overview:** This villa, constructed in 2004 and located in a tranquil rural setting near Vera in Almería, provides a fabulous retreat on an expansive 11,000 m<sup>2</sup> plot. It features panoramic views from Vera town to the rolling countryside and over to the sea in the distance, offering a picturesque backdrop to everyday life.

**Layout:** The villa's architecture and layout have been thoughtfully designed for comfort and spaciousness. The villa is distributed on 3 levels with a semi-basement and garage, ground floor and first floor, all interconnected with internal staircases. There is a large, elegant entrance hall with double height allowing natural light to come flooding into the house. There is an open plan first floor bedroom looking down onto the entrance hall.

There is a separate, fully fitted kitchen, equipped with integrated appliances including a wall oven, a central island for additional workspace, and windows looking out to the garden. Next to the kitchen is a convenient utility room. The kitchen opens onto the L-shaped living - dining room with multiple large windows framing the garden, providing ample space for relaxation and entertainment, as well as plenty of natural light. There is direct access from the living room to the terrace and garden.

The villa includes four bedrooms, with the master bedroom boasting its own full en-suite bathroom and a dressing area with several built-in wardrobes for added luxury and convenience. There are two more spacious bedrooms on the ground floor with direct access to the terrace and built-in wardrobes. They share a full bathroom with Jack and Jill doors.

A unique feature of the home is its versatile first-floor space, currently utilized as a bedroom but also suitable as a home office, gym, or additional living area, accessible via an elegant marble staircase.

**Additional Features:** Underfloor heating with independent temperature control, electric blinds in the living room, pre-installed air conditioning, water softening system for the entire house.

**External areas:** There is a generous sized swimming pool surrounded by natural grass and

low-maintenance vegetation, creating a perfect setting for leisure and relaxation. Adjacent to the pool is a children's play area and a stone seating area, ideal for outdoor dining and gatherings. There is a large covered terrace with outdoor seating perfect for enjoying the summer months. There is a vast parking area with an automatic gate.

For those seeking a ready-to-move-in experience, there is the possibility of purchasing the villa fully furnished. The property also features a large garage equipped with a toilet, and the potential to create an independent studio apartment with access from the garden, adding versatility to this already remarkable home.

Situated in Los Llanos de la Rosa, close to the busy town of Vera, the villa benefits from all essential amenities such as supermarkets, shops, schools, restaurants, and banks within easy reach. There is easy access to a motorway connecting you up and down the coast. The beautiful coastline is just a 15-minute drive away.

#### 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.

#### 4 Golf Courses

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

#### 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.

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.

#### Approximate purchasing costs

Net price - €695,000  
Purchase tax - €48,650  
Land registry - approx. - €1,738  
Notary fees - approx. - €2,085  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €66,500  
Final Payment on completion - €625,500

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.

REF: VHMx 2788

