




Town House

3 bedrooms

2 bathrooms

 90 m<sup>2</sup>

 130 m<sup>2</sup>

 Communal

**REF: VHMx 2915**

## Vera

**€235,000**

3-Bedroom Townhouse for Sale in Al Andalus Villas Urbanisation, Vera Playa, Almeria, with Communal Pool & Garden.

Located in the popular Al Andalus Villas urbanisation in Vera Playa, this well-maintained 3-bedroom, 2-bathroom townhouse offers the perfect balance of indoor comfort and outdoor living. Positioned just five minutes from the golden beaches of Vera Playa and the amenities of Vera town, the property combines a quiet residential setting with easy access to everything you need. The townhouse features a private front garden, a spacious rear terrace with vehicle access, and a sunny south-facing orientation at the front for maximum natural light all year round.

The interior layout is practical, starting with a bright lounge-diner at the entrance. On the ground floor, there's a double bedroom with fitted wardrobes and a bathroom with a walk-in shower —ideal for guests or single-level living. The separate kitchen is fully fitted with granite worktops and built-in appliances, including a fridge-freezer, oven, hob, dishwasher, and microwave. A handy utility patio connects the kitchen to the rear terrace, where a BBQ enhances the home's entertaining potential.

Upstairs, you'll find two more double bedrooms and a spacious bathroom with a corner bathtub. The main bedroom opens onto a large private terrace, perfect for relaxing in the sunshine. Additional highlights include ducted hot and cold air conditioning, spot lighting, built-in wardrobes, and security bars on the ground-floor doors and windows. The property enjoys access to a communal swimming pool and children's pool, landscaped gardens, and is close to a supermarket, a private school, and the future Vera train station—making it an excellent long-term investment or holiday retreat.

- Located in Al Andalus Villas, Vera Playa
- Just 5 minutes from beach, supermarket & Vera town
- 3 bedrooms, 2 bathrooms (one with walk-in shower, one with bathtub)
- Private front garden of 75m<sup>2</sup> and 16m<sup>2</sup> rear terrace with parking access
- Total built area: 90m<sup>2</sup> on 130m<sup>2</sup> plot
- South-facing front, north-facing rear for year-round comfort
- Bright lounge-diner with double windows to garden
- Separate fitted kitchen with granite tops & integrated appliances
- Utility area and BBQ on rear terrace

- Ducted air conditioning (hot & cold)
- Main bedroom with terrace; all bedrooms with wardrobes
- Security bars on ground floor windows and doors
- Spot lighting and entry phone.
- Access to communal swimming pool and children's pool
- Walking distance to private school and future train station
- Ideal as a permanent home, holiday property, or investment

Location: See map above right for exact location. For beach enthusiasts, the beautiful shores of Vera Playa are just a 5-minute drive away, providing the perfect escape.

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 - €235,000  
 Purchase tax - €16,450  
 Land registry - approx. - €588  
 Notary fees - approx. - €705  
 Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €20,500  
 Final Payment on completion - €211,500

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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