

Villa
5 bedrooms
4 bathrooms
192 m²
744 m²
Private

REF: VHMX 2930

Vera Playa

€1,100,000

Beachfront Villa for Sale in Cala Marqués, Vera Playa, Almería – Front Line to the Sea with Private Pool and Direct Beach Access

Exclusive opportunity to purchase a frontline villa directly on the beach in the sought-after area of Cala Marqués, Vera Playa, Almería, Andalusia. This property offers panoramic sea views, a private swimming pool, and direct access to 8 km of golden sandy beaches via a private gate.

This villa is set on a 744 m² plot right by the Mediterranean Sea and offers a built area of 192 m² over three levels, plus generous terraces ideal for outdoor living.

Layout
Ground Floor:
• Bright, open-plan lounge and dining area with sliding doors leading to the garden and pool
• Modern, fully fitted kitchen with central island and breakfast bar
• Additional fully equipped second kitchen with fridge-freezer, oven, hob, dishwasher, and microwave
• Double bedroom with built-in wardrobes
• Bathroom with walk-in shower
• Direct access from the living area to the pool, garden, and beach gate

First Floor:
• Master bedroom with en suite bathroom and walk-in shower
• Two further double bedrooms sharing a bathroom with walk-in shower
• Access to a large terrace from both guest bedrooms, boasting breathtaking sea views

Basement Level:
• Additional double bedroom with built-in wardrobes and en suite bathroom
• Versatile multi-use room, currently used as a utility/games room, could be converted into a sixth bedroom or home office

Outdoor Features
• Beautifully maintained private pool area surrounded by lawn
• Uninterrupted sea views

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• Private gated access to the beach
• Off-street parking within the grounds, plus additional on-street parking
• Corner position in a row of beachfront villas ensures greater privacy

Prime Beachfront Location
This villa is ideally located on Avenida de Palomares, in the tranquil residential area of Cala Marqués, Vera Playa. It's just a short drive to supermarkets, shops, bars, restaurants, and a popular water park. Vera's beach promenade offers over 8 km of unspoilt coastline, dotted with charming chiringuitos (beach bars). For golf lovers, the renowned Desert Springs Golf Resort is also nearby.

Location
For the exact location of the property, please refer to the map above.

Airport Connections
The property is ideally located for access to several airports: Almería airport is just 1 hour away, Murcia airport is approximately 1 hour 20 minutes, Alicante can be reached in around 2 hours, and Málaga in 2 hours 45 minutes.

Golf Nearby
Golf enthusiasts will appreciate having four excellent courses within easy reach: Marina de la Torre in Mojácar, Valle del Este in Vera, Desert Springs in Cuevas del Almanzora, and Aguilón Golf in Pulpí.

Legal Note
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.

About Us
Mojacar Estates has been a trusted independent property sales and holiday rentals agency since 1982. Our experienced team—each with over 20 years in the industry—provides a professional and reliable service. We speak English, Spanish, and German, and offer a wide selection of properties for sale and rent in Mojácar and the surrounding areas, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos, and San Juan de los Terreros.

Approximate purchasing costs
Net price - €1,100,000
Purchase tax - €77,000
Land registry - approx. - €2,750
Notary fees - approx. - €3,300
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €107,000
Final Payment on completion - €990,000

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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