




Villa

3 bedrooms

3 bathrooms

 125 m²

 260 m²

 Private

REF: VHV L 2932

Vera Playa

From €449,000

Aine Villas - a brand-new property on the Monte Carmelo Resort, an innovative and modern residential complex located just 200 meters from the beach in Vera Playa. Three-bedroom Villas featuring a private 6x3-meter pool, a private solarium, and a basement.

Available homes – Key ready:

LAGUNA AZUL MODEL – 2-story - Phase I

Price: €479,000. PRICE IN AUGUST: 449.000

#6 Plot area: 240 m²; 3 bedrooms and 3 bathrooms, 122 m² built area and a 35 m² roof terrace + 60 m² basement with raw finish. Sold furnished and with lights and air conditioning installed.

Price: €479,000. PRICE IN AUGUST: 449.000

#7 Plot area: 250 m²; 3 bedrooms and 3 bathrooms, 122 m² built area and a 35 m² roof terrace + 60 m² basement with raw finish. Sold furnished and with lights and air conditioning installed.

Price: €479,000. PRICE IN AUGUST: 449.000

#8 Plot area: 260 m²; 3 bedrooms and 3 bathrooms, 122 m² built area and a 35 m² roof terrace + 60 m² basement with raw finish. Sold furnished.

Price: €509,000. PRICE IN AUGUST: 479.000

#9 Plot area: 353 m²; 3 bedrooms and 3 bathrooms, 122 m² built area and a 35 m² roof terrace + 60 m² basement with raw finish. Sold furnished.

ESTRELA MODEL – single-story - Phase II

Price: €399,000.

#51 Plot area: 238 m²; 2 bedrooms and 2 bathrooms, 90 m² built area and 90 m² roof terrace + 100 m² basement with raw finish. Sold furnished and with lights and air conditioning installed.

A unique opportunity to acquire a brand-new villa with a contemporary design. Building specifications:

1. EXTERIORS

House

- Reinforced main entrance security door.

- Exterior façade finished in white render, complemented by natural stone detailing at the entrance and pergola.
- Aluminium exterior carpentry.
- Double-glazed Climalit windows, compliant with regulations.

Plot

- Reinforced concrete structure.
- Perimeter walls made of blocks with an insulated cavity, compliant with regulations.
- Pre-installation for an electric motor in the vehicle access gate.
- Electric vehicle charging point on plots.
- Exterior fencing made of Split block and contemporary fencing designs.

Terrace

- 6 x 3 m swimming pool with chromatic lighting, access stairs, waterfall feature, and a bench under the waterfall.
- Terrace flooring with large-format, non-slip porcelain tiles.
- TV connection point.
- Outdoor storage area under the exterior staircase with pre-installation for a washing machine and pool motors.

Solarium

- Pre-installation for:
- Outdoor kitchen with drainage.
- Water outlets.
- Light points.
- Electric shutter in the kitchen area (Laguna Azul model).
- Jacuzzi.
- Outdoor shower.
- Water tap.

2. INTERIORS

- Glass and steel staircase balustrade.
- Porcelain flooring throughout the property, including the staircase.
- Smooth, white lacquered interior doors.
- Built-in wardrobes with textile lining, drawers, and LED lighting inside.
- TV points in all bedrooms.
- The property will be delivered with smooth white paint on all interior walls.
- The property will be fully furnished. Lighting, decoration, and curtains are not included.

Bathrooms

- Large-format porcelain wall tiles with a mix of smooth and textured finishes.
- Bathroom furniture.
- Mirrors.
- Shower screens.

Kitchen

- Fully fitted kitchens.
- Countertops in white Silestone or a similar material.
- LED lighting above the countertops.
- Included appliances: ceramic hob, oven, dishwasher, microwave, fridge, and washing machine.

Installations

- Pre-installation for ducted air conditioning in all rooms.
- Designer electrical mechanisms.
- Interior and exterior light points in compliance with current regulations.
- Hot water supplied via aerothermal system.
- Video intercom system.
- Motorised shutters.
- Pre-installation for motorised curtains on the double-height living room window (Laguna Azul model).

Basement

Included: raw basement finish:

- Excavation of plot.
- Reinforced concrete walls.
- Entrance door.
- Concrete staircase.
- Three aluminium windows with glass.

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.

Approximate purchasing costs

Net price - €449,000
IVA - 10% - €44,900
Stamp duty - 1.2% - €5,388
Land registry - approx. - €1,123
Notary fees - approx. - €1,347
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €41,900
Final Payment on completion - €404,100

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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