

Town House
3 bedrooms
2 bathrooms
88 m²
125 m²
Communal

REF: VHMX 3023

Vera Playa

€249,900

3-Bedroom Townhouse for Sale in Al-Andalus Villas, Vera Playa, Almería, Andalusia

Situated in the popular Al-Andalus Villas urbanisation in Vera Playa, this beautifully presented 3-bedroom, 2-bathroom townhouse offers an excellent combination of comfort, style, and outdoor living. Immaculately maintained and tastefully decorated throughout, the property is ready to move into and would make an ideal permanent residence, holiday home, or investment property.

The townhouse enjoys a sunny south-facing orientation at the front, allowing natural light to flood the home throughout the year. The property benefits from a private front terrace of approximately 15m² and a landscaped garden of around 70m², creating a welcoming outdoor space for relaxing, dining, or entertaining. Two roller blinds on the front terrace provide protection from the wind and additional shade when required. To the rear, there is a 16m² patio with vehicle access, offering further outdoor space and practicality.

Inside, the accommodation is bright, welcoming, and thoughtfully arranged. The beautifully decorated living and dining room overlooks the front garden through large windows, creating a warm and inviting atmosphere. On the ground floor, there is a double bedroom with fitted wardrobes, ideal for guests or those seeking single-level living, together with a modern bathroom fitted with a walk-in shower. Sliding doors have been installed to both the kitchen and ground-floor bathroom, helping to maximise the available space.

The separate kitchen is fully fitted and equipped with granite worktops and integrated appliances, including an oven, hob, microwave, dishwasher, and fridge-freezer. There is also space for a breakfast table, making it a practical area for everyday dining. Adjacent to the kitchen is a useful utility room providing additional storage and housing the washing machine, tumble dryer, and hot water heater, with direct access to the rear patio.

On the first floor, there are two further bright and sunny double bedrooms, both with fitted wardrobes. The principal bedroom opens onto a spacious private terrace, partially covered to provide welcome shade during the warmer months while still offering plenty of space to enjoy the sunshine. The family bathroom is generously proportioned and features a corner bathtub together with an attractive marble vanity unit and basin. The second bedroom benefits from a Juliet balcony with traditional slatted

shutters, while the remaining windows are fitted with roller blinds and mosquito screens for added comfort.

Additional features include ducted hot and cold air conditioning throughout, spot lighting, an entry phone system, and security bars fitted to all ground-floor doors and windows for added peace of mind.

Residents of Al-Andalus Villas enjoy access to beautifully maintained communal gardens, a large swimming pool, and a separate children's pool. The property is conveniently located just five minutes from the golden beaches of Vera Playa, Vera town centre, and a supermarket. A private school is within walking distance, and the future Vera train station is planned nearby, further enhancing the property's long-term appeal.

With a built area of 88m² on a plot of approximately 125m², this attractive townhouse combines excellent outdoor space, well-proportioned accommodation, and a prime location close to the coast and local amenities, making it an outstanding opportunity in Vera Playa.

Purchase Costs Estimated for €256,000 sale price
Additional costs (not included in the price):
• Property Transfer Tax (ITP): 7% – 17,920 €
• Notary: approx. 800 €
• Land Registry: approx. 650 €
• Agent’s commission payable by purchaser: 0 €
Total estimated additional costs: approx. 19,370 €
Total: 275,370 €

Legal fees are not included. Exact tax amounts may vary depending on the buyer’s situation. Buyers are entitled to full information under Decree 218/05 of 11 October. This estimate is valid for 24 hours and may change due to tax or price adjustments.

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.

Approximate purchasing costs
Net price - €249,900
Purchase tax - €17,493
Land registry - approx. - €625
Notary fees - approx. - €750
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €21,990
Final Payment on completion - €224,910

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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