

Apartment
2 bedrooms
One bathroom
56 m²
Communal

REF: VHAP 3047

Vera Playa

€280,000

Frontline 1 and 2-bed Apartments and 2-bed detached Villas with private swimming pool for Sale. Located on the beachfront of one of the most sought-after areas of Vera Playa, Almería. Dunas de Vera Resort is an exclusive off-plan beachfront luxury holiday resort with extensive facilities and professional management. The development is ideal for investors looking for secure and tangible bricks and mortar investment to benefit from both rental income as well as the predicted excellent capital growth prospect on their initial investment.

The resort will comprise of 200 luxury tourist residences, including 156 one and two-bed apartments and 44 detached 2 bed Villas with private swimming pool. All set within a private front beach resort and within beautifully landscaped grounds offering a wide range of premium facilities throughout the year. The private beach club within the resort is the social and wellness heartbeat of Dunas de Vera. Perfectly positioned facing the sea, this exclusive space offers two heated saltwater pools, sun loungers, and a premium clubhouse. Here, residents and guests can savour coastal dining, unwind by the water, or step directly onto the beach. All of this at approximately 7 minutes' drive from the future Vera High-Speed Rail (AVE) station, expected to be operational around 2029/2030.

Why is Dunas de Vera an outstanding opportunity?
• Tourist residences in one of the most established destinations on the Almería coastline.
• Exclusive resort with a private beachfront beach club.
• Heated swimming pools, gym, sauna, business centre, kids' club and leisure facilities.
• Apartments with spacious terraces and the option of a private jacuzzi or rooftop solarium.
• Detached two-bedroom villas with private swimming pools.
• Excellent location with superb connections to all essential services and main transport links.

Dunas de Vera has been designed for clients seeking a real estate investment with strong tourist appeal and a unique experience for future guests.

The arrival of the AVE is expected to transform accessibility to the area, significantly reducing travel times from Madrid and other major Spanish cities. Destinations once considered remote are increasingly viewed as convenient weekend and holiday locations, creating strong demand for tourism, second homes and investment property.

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The development is designed specifically as an investment resort. Owners can use their property for up to 60 days per year without additional charges, while the professional management company handles holiday rentals during the remaining periods. Extended owner stays may be available at preferential rates during the low seasons around between November and February. Owners / investors will also benefit from access to a dedicated online platform allowing them to monitor bookings and performance, together with regular management reports.

Properties are scheduled for completion in August 2029.

1-bed Apartments start from 190000,00 € plus costs
2-bed Apartments start from 280.000,00 € plus costs
2-bed detached Villas with pool start from 370.000,00 € plus costs

Example of cost breakdown for the cheapest 2-bed apartment
280.000,00 € Starting sale price
Other costs related to this purchase are:
28.000,00 € VAT at 10%
3.360,00 € Stamp duty at 1.2%
840,00 € Approximate Notary Office fees
700,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
312.900,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For further information, availability, floor plans, projected returns, to book an appointment to visit the site or any other information relating to the resort or any other properties on our website please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is also available!

Approximate purchasing costs
Net price - €280,000
IVA - 10% - €28,000
Land registry - approx. - €700
Notary fees - approx. - €840
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €25,000
Final Payment on completion - €252,000

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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