

Hamptons

INTERNATIONAL



Vera Playa, Almeria

3 𠂆 3 𠂆

£500,000

(€579,000)

Property details



Vera Playa, Almeria

3 🏠 3 🚗

£500,000
(€579,000)

Key features

- **2 floors**
- **Build Size 245 m**
- **Plot Size 938 m**
- **Water**
- **Electricity**
- **Telephone Possible**
- **Internet Possible**
- **Air Conditioning Pre-Installed**
- **Private Terrace**

Attributes

- 🏊 **Swimming pool**
- 🏋️ **Gym**
- 🏖️ **Near to beach**
- 🚗 **Private parking**
- 🌿 **Garden**
- 🛠️ **Refurbished**

Description

In collaboration with our Spanish partners, we have the pleasure to bring you a new construction of 22 villas with a Mediterranean style, near the sea, in the heart of Vera Playa and personalized to your taste. As of October 2025, there are only 4 plots remaining. This is an opportunity to purchase your private plot of land and build your dream home either with your own constructor or with the promotor themselves. These exclusive plots are very well priced for their location and orientation as they are situated in one of the best and quietest residential areas of Vera Playa, but at the same time with all the services within a few minutes walk or by car, services such as future for the AVE, Shopping Center, Hospital Center, supermarkets, banks, cafes, bars, restaurants, shops, etc. Modern design new build Villas with 3 bedrooms, 3 bathrooms, very bright, south and east orientation, situated on plots over 1,000 m², with about 250 m² built, and a porch for 2 cars. Ideal orientation with impressive views, for your enjoyment and peace of mind to be able to live the Mediterranean lifestyle with the best construction qualities and energy savings.

Constructed with top quality materials, large windows, terraces, garden, 8m x 4m swimming pool, barbecue area and the possibility of having a gym, wine cellar, guest room, and children's room. Built with double height, which provides a lot of light and spaciousness to the house, and A energy rating, which will provide you with considerable energy savings, which translates into lower costs for you. PLOTS SOLD SEPARATELY, STARTING PRICE FROM 109,000€ - 122,000€. NEW BUILD VILLA WITH PLOT, STARTING PRICE FROM 579,000€ - 592,000€ #15 - Plot size - 1.029m² - 119,000€ (PLOT ONLY) #16 - Plot size - 1.020 m² - 118,000€ (PLOT ONLY) #17 - Plot size - 1.030m² - 119,000€ (PLOT ONLY) #18 - Plot size - 962m² - 112,000€ (PLOT ONLY) The completion of a personalised new build villa would be about 12-14 months. The Villas are distributed as follows: Basement Floor: a room of about 100 m² open plan to enjoy a gym, wine cellar, children's room, guest room, storage room or anything the client needs. Ground Floor: consists of a living room with large windows overlooking the garden and pool, dining room, fully furnished and equipped kitchen with island, open in a modern style with access to the porch, large garden and pool, a very spacious room with bathroom en suite with direct window to the garden and pool, a second bedroom and a bathroom. In addition to a laundry room. Upper floor: very bright with double height, master bedroom with dressing room and en-suite bathroom, terrace and views of the garden and pool facing south. The housing will comply with current regulations, particularly in relation to: Security, Habitability, Health, Thermal and acoustic comfort. Structure Reinforced concrete foundation and structure. Brickwork Facade composed from outside to inside by: Single layer plastering. Brick wall 12 cm thick. Interior plastering of cement mortar. Interior thermal insulation. 7 cm brick wall. Of thickness. Plaster trim and plastering. Divisions between rooms with 7 cm brick walls. Thick with plaster trim and plaster on both sides. Deck Flat roof formed by: Formation of slopes. Thermal insulation and waterproofing. Flooring with stoneware tiles in transitable area and 10 cm thick layer of gravel in non-transitable area. Interior carpentry Interior carpentry (passage doors and built-in cabinets) with smooth sheet finished in white lacquer. External woodwork Aluminum exterior carpentry with thermal bridge break lacquered in color to choose. Mosquito nets. Aluminum blinds. Low emissive double glazing. Security or armored entrance door. Thermal isolation The housing complies with the current regulations (cte 2019): Thermal insulation on facade. Thermal insulation on cover. The continuity of the thermal insulation of the envelope is study, reducing thermal bridges to the maximum, a rating "a" is achieved (co₂ emissions). Electrical installations First quality electrical mechanisms. Telephone and tv points in living room, kitchen and all bedrooms. Installation of network connection in the living room, kitchen and bedrooms. Video intercom. Pre-installation of home automation for air conditioning, alarm, co₂ detection, etc. Expandable. Air conditioning installation Installation of air conditioning with aerothermy. Option to install extra floor heating. Individual fan coils for cooling and heating. Ventilation Installation of mechanical ventilation. 10. Plumbing and sanitary First quality white sanitary appliances. Single-level chrome faucet. Water inlet and drain for dishwasher and washing machine. Flooring and tiling First quality porcelain stoneware flooring. Non-slip porcelain stoneware flooring in the pool and terraces area. Tiled with ceramic tile in kitchen and bathrooms. Paint Smooth plastic paint on walls and ceilings. White lacquer on interior doors and built-in cabinets. External finishes Glass window on first floor terrace (areas indicated on the plan). Pavement for road access and parking. **Prices and availability are subject to change.











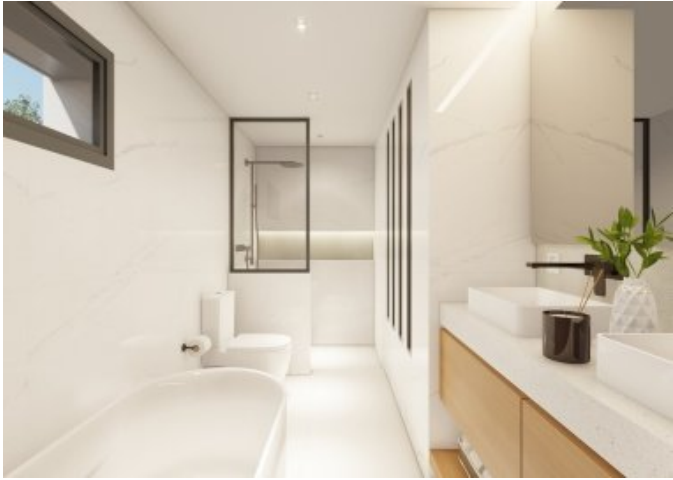






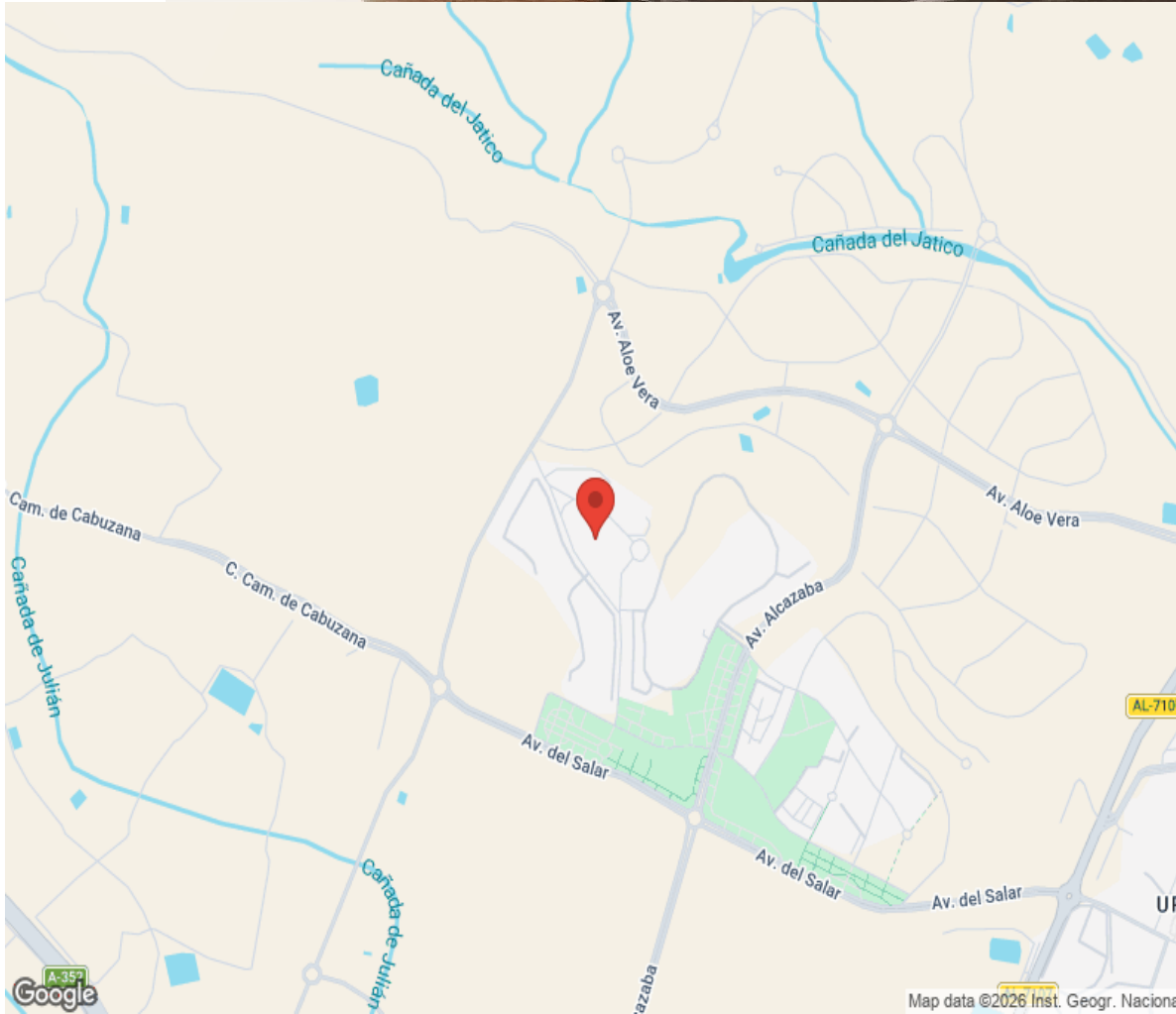








Location



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