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Private beach, private pool, pure luxury on the coast of Spain

370000 - 500000 €

Costa de Almeria, Vera **Odniesienie:** 29565 **2** **1** **122m²** **57m²** **56m²**

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Costa de Almeria, Vera

Surroundings

This project is located in Vera Playa, a quiet coastal zone in Almería where you come primarily for the space, the beaches, and the relaxed Mediterranean lifestyle. The wide sandy beaches and clear water lie literally at your feet here. El Playazo and Puerto Rey are fine examples of beaches where you can experience the natural and peaceful side of Vera Playa.

Despite the quiet location, you are not isolated. Garrucha, Mojácar, and Villaricos are nearby and offer additional options for restaurants, shops, and excursions. There is also plenty to discover for nature lovers in the surrounding area, with Cabo de Gata, the Geode of Pulpí, and the Tabernas Desert, among others, within reach.

Moreover, Vera has a strong tourist profile. Beaches, water sports, gastronomy, nature, golf, and events ensure there is plenty of activity during the summer months. In the winter, it becomes quieter, making Vera Playa particularly attractive for those who enjoy staying in a relaxed environment.

The atmosphere around the project is more resort-like than village-like. You have plenty of space and wide beaches nearby, but for more restaurants, shops, and liveliness, head towards Puerto Rey, Garrucha, or Vera.

For a local stroll, Laguna de Vera is a nice spot. The River Antas flows into the sea here, and you can continue walking along the promenade. For an evening out for dinner, you can visit Restaurante Lua. Golf enthusiasts, on the other hand, can head to Desert Springs Golf Resort, a uniquely landscaped resort with an almost desert-like appearance.

Property Advantages

The villas combine the comfort of a private home with the facilities of a complete beachfront resort. The project is located directly on the beach and even features its own private beach with direct access to the sea. This makes the villas particularly distinctive.

All villas are designed as a single-level home. Therefore, there are no stairs inside the house, and all living spaces are located on the same level. This makes the layout practical and comfortable for both short vacations and longer stays.

The villas feature two bedrooms and one bathroom. With a built-up area of approximately 57 m², they are relatively compact, but the outdoor space makes a big difference.

Each villa stands on a plot of approximately 122 m². Of this, approximately 56.50 m² consists of a terrace, and there is also a private swimming pool of approximately 8.75 m². This provides you with your own outdoor space next to your home where you can sunbathe, relax, and cool off.

The southeast to northwest orientations offer various possibilities regarding light and sun. Some villas face east and benefit from the morning sun, while others face west, giving them a better chance of evening sun.

The villas are also fully equipped technically. Air conditioning is included and provides heating via aerothermal systems. The homes feature thermal and acoustic insulation and double glazing.

A special asset is that the villas are part of a resort with extensive facilities. In addition to your own private pool, you have access to heated pools, a Beach Club, a gym, wellness facilities and a sauna, a Kids Club, and other social amenities.

Just like with the apartments, a professional rental and management package is available. The project is specifically designed for holiday use and tourist rentals, meaning that as an owner, you do not have to personally handle rentals, guests, and management on a daily basis.

Disadvantages and points to consider

The main limitation is that the villas are not intended as permanent residences. The project is set up for holiday use and tourist rentals, and you may use the property yourself for a maximum of two months per year.

Therefore, here too, you are not buying a classic detached villa with complete freedom, but a villa within a resort concept. This means that for rentals, you are dependent on the operation and management structure. The rental yield is not guaranteed.

Furthermore, the villas are relatively compact. With approximately 57 m² of built area, two bedrooms, and one bathroom, they are particularly suitable for couples, small families, or vacationers who primarily live outdoors. For large families or those expecting many guests, the space is more limited. Privacy is also rather low. The villas are part of a resort heavily focused on holiday rentals. Consequently, there will be more activity around the properties during the summer months.
You also need to take a practical limitation into account regarding parking. There is open-air parking, but no underground parking and no storage.

Which type of buyer fits best here

- The villa is particularly attractive for the connoisseur. You have your own terrace and private pool, while also being able to make use of the resort's private beach, swimming pools, Beach Club, and wellness facilities.

- For the investor the combination of a private villa, beachfront location, and professional rental opportunities makes for an interesting formula. The project has been specifically developed around tourist use.

- This is also a very suitable choice for couples without children. The villa is compact and single-story, while outside you have a spacious terrace and a private swimming pool at your disposal.

- For a small family, the villa offers sufficient space for a holiday home. The two bedrooms are practical, while children can enjoy the pool, the beach, and the Kids Club.

- For winter visitors, the surroundings can be attractive thanks to the climate, the sea, and the golf opportunities. However, it remains important that permanent residence is not possible and that Vera Playa becomes much quieter in the winter.

- This is less suitable for large families. The villas are compact, have two bedrooms, and only one bathroom. For larger families or many guests, the available space is limited.

Key features

2 bedrooms, 1 bathroom, ground floor, fully equipped open kitchen, spacious plot, terrace, private pool, air conditioning,

thermal heating, thermal and acoustic insulation, double glazing, parking, private beach with direct access to the sea, heated pools, Beach Club, gym, wellness, sauna, Kids Club and professional rental options.

Funkcje:

Gym
Basen komunalny
Wyposażona kuchnia
Otwarta kuchnia
Klimatyzacja
Prywatny basen
Podgrzewany basen
Terras

Dystans:

Lotnisko: 42 km
Golf: 2.3 km
Restauracja: 500 m
Sklepu: 500 m
Morza: 100 m