



## Building Plot with Approved Planning Permission for Sale in La Cabuzana – Vera Playa



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 199,492.98

### Location

Country:	Spain
State/Region/Province:	Andalusia
City:	Mojacar Pueblo
Posted:	May 28, 2025

### Description:

**Located in a prime position within La Cabuzana, an exclusive villa neighbourhood between Vera Playa and the centre of Vera, this 1,164 m<sup>2</sup> south-facing plot offers an excellent opportunity to build your own villa in a tranquil residential area, while still being within easy reach of all amenities, beaches, and major roads.**

**The plot is sold with approved planning permission for a modern villa with a pool house and swimming pool, designed by the renowned Belgian architect Lucas Marquenie, who has been active in the region for over 30 years. The design blends contemporary architecture with optimal living comfort.**

### Plot & Building Possibilities

- Plot size: 1,164 m<sup>2</sup> (24 m wide, 47-50 m long)
- Maximum buildable area: 30% of the plot (excluding the swimming pool)
- Maximum living space: 0.25 m<sup>2</sup>/m<sup>2</sup> of the plot



- Permitted building height: Two storeys, with an optional underground garage
- Setback from the public road: 5 metres
- Setback from neighbouring plots: 3 metres

## Planning Permission & Design

The already-approved villa has approximately 200 m<sup>2</sup> of living space , plus a 52 m<sup>2</sup> pool house . The design includes both covered and open terraces , allowing you to make the most of Almería's mild climate throughout the year.

## Design Features:

- Spacious 55 m<sup>2</sup> living area with double-height ceiling, open-plan kitchen, and abundant natural light,
- Master bedroom with en-suite bathroom and walk-in wardrobe,
- Two large guest bedrooms with one bathroom,
- Guest toilet,
- Utility room,
- Generous terraces,
- 52 m<sup>2</sup> pool house / guest accommodation,
- Swimming pool with integrated lounge area.

The building plans are available upon request. It is also possible to modify the existing plan to suit your preferences, subject to new approval from the local council.

## Location & Amenities

La Cabuzana offers the perfect balance between privacy and convenience , with easy access to essential services. Within 2 km , there is an international school , as well as two supermarkets . Vera also has several national and international supermarkets, a weekly market on Saturdays, and a variety of restaurants , two of which have received Michelin recognition . Additionally, there are medical facilities,



public schools, and sports centres nearby.

## Surroundings

The location provides access to a variety of natural and cultural attractions . Just a 10-minute walk away , you'll find El Salar de los Caños, a protected saltwater lagoon , home to rare bird species —a haven for birdwatchers. The beaches of Vera Playa , including El Playazo, Playa Marqués, and Las Marinas Bolaga , are only a short drive away. Within a 15-minute drive, you can choose from three golf resorts: Desert Springs in Cuevas del Almanzora, Valle del Este in Vera, and Marina Golf Mojácar.

The surrounding area is home to charming white villages with winding streets, such as Mojácar and Bédar , as well as the spectacular Cabo de Gata Natural Park , known for its dramatic coastline and hidden coves . To the north, the fishing village of Villaricos offers scenic beaches and a picturesque harbour.

## Climate

The Mediterranean climate of this region ensures mild winters and warm summers , making it an ideal location for a second home in southern Spain . Daytime temperatures range from 16-22°C in winter and 28-36°C in summer.

## Accessibility

- TGV Station: 5-minute drive (under construction, completion expected in 2026)
- Motorways: Direct access to the A7 and AP7
- Airports: Almería 45 minutes, Murcia (140 km) 1.5 hours, Alicante (210 km) 2 hours, Málaga 2.5 hours.

**Are you looking for a building plot in an excellent location with approved planning permission?  
Contact us for more information**

## Common

Lot Size: 1164 sq m

## Lease terms

Date Available:



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### Additional information

Website URL:

[http://www.arkadia.com/XIDB-T223/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XIDB-T223/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID:

mm-13225034

