



## Beachfront Villa in Vera Playa with Exceptional Interior & Outdoor Amenities



### Информация об агенте

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|--------------------|--|
| Название:          | ArKadia  |
| Название компании: |  |
| Страна:            | Великобритания   |
| Телефон:           |  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Детали объявления

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|---------------|------------------|
| Недвижимость: | На продажу       |
| Цена:         | USD 1,281,120.19 |

### Местоположение

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|------------|----------------|
| Страна:    | Испания        |
| Область:   | Андалусия      |
| Город:     | Мojacar Pueblo |
| Добавлено: | 29.05.2025     |
| Описание:  |                |

**This beachfront villa in Vera Playa is a full-on experience. With exceptional interior and exterior amenities, this villa is ideal for those who love to indulge in the finer things in life. Whether you're a foodie, a film buff, a sun lover, or an aquatic sports enthusiast, this luxury villa in Vera Playa has it all.**

**Step into your beautifully landscaped garden. Soak up the sun from your heated pool or from one of the sun beds while enjoying the beautiful beach and sea-views. Relax with your favourite drink at the tiki bar, or prepare a delicious meal in the outside kitchen. Take a stroll, go for a swim, or enjoy your favourite water sports directly from the garden's direct access to the beach.**

**Inside, the villa boasts 4 double bedrooms, 3 elegant bathrooms and a penthouse studio with private entrance. This is the perfect place to unwind and recharge. From the breathtaking views to the impeccable attention to detail in the mild climate of Almeria, this property truly offers it all.**

### The villa

This exceptional luxury villa on the seafront offers a life of complete indulgence, providing everything you could ever wish for to fully enjoy every single day.



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The villa is designed over multiple levels, with something for everyone. The basement features a Games Room, complete with a Pool table, Table Tennis Table, Darts Board, and a Home Cinema room. The private cinema experience includes luxury leather recliner sofas and a built-in Popcorn machine.

Additionally on the basement level, there are two separate, extra sleeping areas: one with two single beds and the other with a bunk bed.

Moving up to the ground floor, you'll find a spacious living room with double doors opening onto the stunning exterior area. In between the kitchen and lounge, there is a dining area. A double bedroom, and full bathroom are also located on this level.

The first floor is dedicated to relaxation, with the main bedroom boasting an en-suite bathroom and a large covered, private deck with a breakfast area, day beds and a sofa bed overlooking the beach. It's the perfect spot for an open-air siesta. The third bedroom features two large built-in wardrobes, as well as an en-suite shower room. A laundry area is also conveniently located on this floor.

Finally, the top floor offers a private loft studio with kitchen, shower room, sleeping and lounge area and what must be the most amazing terrace of the villa with breathtaking beach and sea views.

## Exteriors

This dream beachfront oasis features amazing exteriors. The abundance of amenities are simply captivating. From the porch off the living room, double doors lead you into the gorgeous gardens and terraces of the villa. A few steps down take you to the pool terrace where you will find a 5m outside Kitchen, complete with a 2.5 meter rotary BBQ with hotplate and sink, a gas paella cooker and a traditional Spanish wood-burning oven. The extensive dining terrace is perfect for hosting large gatherings.

There is year-round delight in the 4 by 9m eco-heated pool. The pool heating system uses only 20% electricity while capturing 80% warmth from the air, ensuring a comfortable swimming experience even during winter. The solar cover helps maintain the ideal water temperature

Enjoy the spectacular beach and sea-views from the sun loungers, the daybed, one of the hammocks or from the deck chairs located in the sunbathing area.

Unwind at your private Tiki beach bar while sipping on draft beer on tap and enjoying the impressive music system. Indulge in the karaoke machine or catch your favourite game or show on the TV.

To the left of the bar, you'll find a sunken conversation pit. On winter evenings, it becomes a fire pit to roast marshmallows or chestnuts, and in summer, a misting system cools the air by 10 degrees.

For those seeking privacy from the rest of the family, the property has private decks on the first and second floor. Whether you want to soak up some sun or relax in the shade, the choice is yours. This villa is the epitome of luxury outside living.



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## **Water, electricity and heating**

This villa has mains water and electricity. The villa is fully air-conditioned (hot/cold) in all rooms.

## **Condition and finishing**

This house is a great opportunity as beachfront properties are a rare commodity. It boasts quality fittings, fitted wardrobes and kitchen cabinets, an alarm system and good internet access. The villa, the gardens and all interior and exterior amenities are well maintained and in good condition. There is a practical toolshed in a corridor alongside the villa.

## **Use and potential uses**

If you're seeking an exceptional beachfront villa, either for personal use, entertain friends or as an investment, this villa is the perfect choice. Located in Southern Spain, over the last years, the villa offered a remarkable vacation experience to guests. The villa is impeccably maintained by a full-time caretaker who also resides in a separate loft studio on the property. The caretaker is responsible for addressing the needs of the guests and ensuring their comfort during their stay. In addition to its potential as a vacation rental property, the villa also serves as a private sanctuary for its owners. It's a place where they can escape the hustle and bustle of everyday life and enjoy the climate and beauty serenity of the Southern Spanish coast.

## **The Location**

Located in a tranquil cul-de-sac, this property is situated right at 'El Playazo', Vera Playa's renowned beach with its fine white sand. The villa is a stone's throw from two beach restaurants and bars. Conveniently located just 1.5km away from the villa is a wide selection of national and international restaurants, bars, coffee shops, as well as a large supermarket, pharmacy, and a private medical center. The charming Spanish village of Vera is a mere 7km away, offering a weekly market on Saturdays, numerous boutiques, and several supermarkets. The village also boasts several pre-schools, four primary schools, and three high schools, making it a fantastic location for families. The municipal sports center provides access to indoor and outdoor courts and an indoor pool. Additionally, there are banks, private and public medical practices, and dental clinics nearby.

Golf enthusiasts can enjoy the Valle del Este golf resort, which is only 10km from the property, or the Desert Springs Golf resort, located just 7km away. Horseback riding enthusiasts can find several equestrian centers within a short drive of approximately 5km from the villa.

The fishing port of Garrucha, located 5km away, is home to a weekly market on Fridays, as well as supermarkets, restaurants, bars, and schools. The new marina in Garrucha provides ample boat space for leasing. The beautiful hilltop village of Mojacar is just 15km away, boasting a coastline of over 20km, with both deserted coves and large sandy beaches. Mojacar also features two 18-hole golf courses.

Vera and its neighbouring villages benefit from a microclimate, providing over 310 days of sunshine per year. Winter temperatures typically range from 16-22 degrees Celsius, while summer temperatures range



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from 28-32 degrees Celsius.

The closest airport is Almeria, just a 50-minute drive away. Alternatively, the international airports of Murcia and Alicante are located at 140km and 200km, respectively. The airport of Malaga is also within reach, located two and a half hours by car.

*The published price includes brokerage fees and does not include:*

*The ITP (Impuesto de Transmisiones Patrimoniales) or property transfer tax is 7%.*

*Notary fees – approximately €1,500*

*Cadastral – around 650 €*

*Lawyer fees not included.*

*The complete documentation of the property is available in our office, in accordance with Decree 218/2005, of October 11, which determines the regulation of consumer information when buying or selling a property in Andalusia.*

## **Общие**

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|------------------|----------|
| Спальни:         | 5        |
| Ванные комнаты:  | 4        |
| Готовые кв.м.:   | 228 кв м |
| Площадь участка: | 628 кв м |

## **Lease terms**

Date Available:

## **Дополнительная информация**

URL вебсайта: [http://www.arkadia.com/XIDB-T196/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XIDB-T196/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mm-10220827



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