



Ref: VZ1374 - VILLA Monte Carmelo Resort - Laguna Azul

Bedrooms: 3
Bathrooms: 3
Toilets: 0
Built surface: 122 m²
Living surface: m²
Plot surface: 227 m²

Year of construction: 2023
Distance to the sea: 400 mts
Facing: EAST
Furnished: NO
Parking: YES
Sotrage Room: NO

Community fees: €/ month
IBI Tax: €/ year

Located in the heart of Vera Playa, just 450 meters from the beach, this stunning new development of modern-style detached villas sits on Calle Islas Canarias — a peaceful residential area with excellent access to essential services, restaurants, and shops.

Just 1.2 km from the nearest shopping center with pharmacies, supermarkets, and other amenities, and less than a 5-minute drive to Garrucha and Villaricos, where you'll find everything you need year-round. This is a privileged location that combines tranquility and convenience—perfect for living or investing on the Almeria coast.

Property Features

Each villa includes:

- 122 m² of built space across two floors
- Private plots from 230 m² to 345 m²
- ☼☐ East-facing (perfect for morning sun)
- Optional basement floor available (ask for pricing)
- Functional & Elegant Layout
- Ground Floor

Spacious 33 m² open-plan living/dining area with American-style kitchen
Large windows with direct access to a private garden and 6x3 m pool (included in price)
1 double bedroom with built-in wardrobe
1 full bathroom with walk-in shower
Stylish staircase to upper floors
First Floor

- 2 double bedrooms with ensuite bathrooms
- Stair access to the rooftop solarium
- ☼☐ Second Floor – Private Rooftop Solarium

Equipped with:

- Outdoor shower
- Water and electric connections
- Pre-installation for jacuzzi
- Pre-installation for outdoor kitchen
- High-End Finishes

- Aluminum windows with wood effect finish and double glazing
- Armored front door for maximum security
- ☼☐ Pre-installation of air conditioning throughout
- Kitchen fully furnished (excluding appliances)
- Electric vehicle charging point
- Motorized blinds
- Entire plot enclosed for privacy

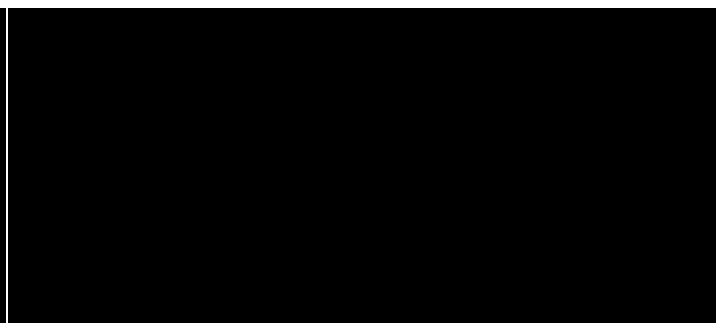




Extras

Community

<input type="checkbox"/>	BRAND NEW
<input type="checkbox"/>	AIR CONDITIONING PRE INSTALLATION
<input type="checkbox"/>	HEATING
<input type="checkbox"/>	PRIVATE GARDEN
<input type="checkbox"/>	PRIVATE SWIMMING POOL
<input type="checkbox"/>	FENCED
<input type="checkbox"/>	PRIVATE SOLARIUM
<input type="checkbox"/>	PRIVATE TERRACE
<input type="checkbox"/>	ALUMINIUM WINDOWS



P.V.P.

459.000 €

3.762,30 €/m²

Taxes and title deeds expenses are not included

ESTIMATED PURCHASING COSTS:

- 459000€ P.V.P
- 34500€ 10% I.V.A. (tax).
- 4140€ 1,2% A.J.D. (tax).
- 1200€ Notary and title deeds expenses.

TOTAL: 498840€

* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.



For more information
scan QR code

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