



## Ref: VZ1780 - PARCELA Calle Albardín

### Kind of Land:

**Plot Surface:** 16410 m<sup>2</sup>

**Buildability:** 0,51 x m<sup>2</sup>

**Occupation:** 0,7 x m<sup>2</sup>

**Max of storeys:** Ground Floor + 2 -  
Basement

### Services:

Luz / Electricity Access

Agua / Water Access

Alcantarillado / Sewerage Access

Fibra óptica / Optical Fiber

**Distance to Beach:** 3km

**Orientation:**

Urban Planning Details of the Plot  
Total land area: 16,410 m<sup>2</sup> of directly buildable urban land

Buildable area (floor area): 8,389 m<sup>2</sup>

Maximum land occupation: 70%

Permitted building heights:

Up to 4 floors (ground + 3) for hotel use

Up to 3 floors (ground + 2) for residential use

Permitted Land Uses

Preferred uses: Multi-family residential and single-family residential

Alternative uses: Hotel and commercial

Compatible uses: Other tertiary uses, public facilities, open spaces, and parking

Privileged Location with Panoramic Views

Set on a natural hillside, this plot offers stunning panoramic views of the Mediterranean Sea and the entire Vera Playa coastline, adding significant value for high-end residential, hotel, or holiday developments.

A High-Potential Investment for the Future

Vera is experiencing sustained growth supported by major upcoming infrastructure projects:

**High-Speed Train (AVE):** The future AVE high-speed rail station will be located in Pulpí, just 2 km away, connecting the area to major cities like Madrid and Murcia in record time.

**New Vithas Hospital in Vera:** A modern hospital by the Vithas healthcare group is planned for the area, significantly enhancing medical services and boosting appeal to both local residents and foreign investors.

These upcoming developments, combined with the area's natural beauty and proximity to the coast, make this land a secure and promising investment.

Option for Combined Acquisition

This plot can be purchased individually or together with two adjacent urban plots, also available for sale, expanding the buildable surface and development possibilities.



Extras Vivienda

Comunidad



GOOD CONDITION

P.V.P.

**2.516.700 €**

**Taxes and title deeds expenses are not included**

**ESTIMATED PURCHASING COSTS:**

- 2516700€ P.V.P
- 528507€ 21% I.V.A. (tax).
- 30200,4€ 1,2% A.J.D. (tax).
- 1200€ Notary and title deeds expenses.

**TOTAL: 3076607,4€**

\* 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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