



## Ground Floor Apartment for sale in Vera, Vera

268.500 €

Referentie: R5104588 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 86m<sup>2</sup>





## Costa Almeria, Vera

In collaboration with our Spanish partners, we are delighted to present an exceptional opportunity to acquire a spectacular luxury property in Vera Playa, Almería. Levansur Home EIGHT – PHASE 1 - VERA PLAYA, ALMERÍA 18 Maisonettes (Bungalows) with Garages, Storage Rooms & Communal Swimming Pool Discover this exceptional development featuring 60 modern apartments and 18 charming bungalows in Phase 1, located in the exclusive area of Vera Playa, Almería. Featuring 2 or 3 bedrooms and 2 full bathrooms. Parking space and storage rooms in a communal garage. Access to a communal swimming pool. Ground-floor units with terraces and top-floor units with solariums and summer kitchens for maximum comfort in a prime location. AVAILABLE MAISONETTE (BUNGALOWS): No.1 Groundfloor - 3 Bed/2Bath - Built 87m<sup>2</sup> - 359,000€ (includes terrace and porch) No.2 Groundfloor - 3 Bed/2Bath - Built 87m<sup>2</sup> - 339,000€ (includes terrace and porch) No.3 Groundfloor - 3 Bed/2Bath - Built 94m<sup>2</sup> - 359,000€ (includes terrace and porch) No.4 Groundfloor - 3 Bed/2Bath - Built 86m<sup>2</sup> - 268,000€ (includes terrace and porch) No.5 Groundfloor - 3 Bed/2Bath - Built 87m<sup>2</sup> - 268,000€ (includes terrace and porch) No.6 Groundfloor - 3 Bed/2Bath - Built 87m<sup>2</sup> - 268,000€ (includes terrace and porch) No.7 Groundfloor - 3 Bed/2Bath - Built 87m<sup>2</sup> - 268,000€ (includes terrace and porch) No.8 Groundfloor - 3 Bed/2Bath - Built 87m<sup>2</sup> - 268,000€ (includes terrace and porch) No.9 Groundfloor - 3 Bed/2Bath - Built 93m<sup>2</sup> - 349,000€ (includes terrace and porch) No.10 Top Floor - 2 Bed/2Bath - Built 76m<sup>2</sup> - 324,000€ (includes terrace and solarium) No.11 Top Floor - 2 Bed/2Bath - Built 76m<sup>2</sup> - 324,000€ (includes terrace and solarium) No.12 Top Floor - 2 Bed/2Bath - Built 74m<sup>2</sup> - 304,000€ (includes terrace and solarium) No.13 Top Floor - 2 Bed/2Bath - Built 72m<sup>2</sup> - 298,500€ (includes terrace and solarium) No.14 Top Floor - 2 Bed/2Bath - Built 72m<sup>2</sup> - 298,500€ (includes terrace and solarium) No.15 Top Floor - 2 Bed/2Bath - Built 72m<sup>2</sup> - 298,500€ (includes terrace and solarium) No.16 Top Floor - 2 Bed/2Bath - Built 72m<sup>2</sup> - 298,500€ (includes terrace and solarium) No.17 Top Floor - 2 Bed/2Bath - Built 72m<sup>2</sup> - 298,500€ (includes terrace and solarium) No.18 Top Floor - 2 Bed/2Bath - Built 94m<sup>2</sup> - 349,900€ (includes terrace and solarium) Construction & Finishes Reinforced concrete structure and ceramic brick walls with rock wool insulation. Façade finished in painted mortar and ceramic cladding. High-quality porcelain tile flooring (60x60 cm) indoors; non-slip tiles for terraces. Bathrooms finished with a mix of white and wood-look porcelain tiles. Smooth white-painted interior walls and ceilings. Carpentry & Glazing Security entrance door and white lacquered interior doors (Sparta 5, Dierre). Built-in wardrobes with drawers, sliding soft-close doors. High-quality aluminum exterior joinery (RAL 7016), double glazing (Guardian Sun). Motorized aluminum shutters in all bedrooms. Glass exterior railings and modern kitchen cabinetry with integrated appliances: Fridge, dishwasher, oven, microwave, induction hob, extractor fan. Plumbing Installation High-quality sanitaryware by Roca (Monodin N or similar), including The Gap model toilet. Chrome single-lever taps by Roca or equivalent. Rain-effect shower (Box by TRES or similar) with external control. Modern bathroom unit by Visobath (80 cm) featuring two drawers, under-counter sink, and a rectangular mirror (80x70 cm). Custom extra-flat shower tray with a transparent glass screen. Built-in shower niche, designed in accordance with Technical Direction (DF). Domestic hot water supplied via aérothermal system (150L, Ariston or similar). Exterior water tap installed on terrace and/or solarium. Electrical & Climate Control LED lighting throughout (interior, kitchen, bathroom, hallway, and exterior). Video intercom, TV and phone points in all rooms. Pre-installed ducted air conditioning and EV charging point. Kitchen includes LED strips under upper cabinets. Solarium (Where Applicable) Outdoor summer kitchen with granite countertop and sink. Pre-installed connections for hot/cold water, washing machine, and mini-fridge (appliances not included). TV and power outlets for added convenience. Pergola structure above the summer kitchen, equipped with solar panels (as per project specifications). Communal Areas Outdoor swimming pool with ambient lighting. Each unit includes a private garage parking space and storage room. Note: The developer reserves the right to make modifications as required by legal, technical, or commercial considerations. This document is non-contractual. \* Build Size 86 m<sup>2</sup> \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Air Conditioning Pre-Installed \* Private Terrace \* Underground parking \* 2 minutes drive to the beach \* 2 minutes drive to the shops



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## Kenmerken:

Extra's

Privé Terras

Zwembad

Gemeenschappelijk zwembad