

## 2 bedroom Villa for sale in Vera Playa, Almería

400,000€

Brandnew holiday villa in a beachfront complex!

Grupo Platinum Estates is delighted to present this incredible beachfront holiday complex of villas and apartments in the prestigious area of Vera Playa, Almería. Call us now to arrange a viewing on +34 950 46 61 12!

It is worth noting that this newbuild holiday villa apartment complex has all the necessary licences, making it particularly attractive.

Owners also retain personal use of their villa for up to two months a year, allowing them to enjoy the property whilst generating income; it has been specifically built to offer an exceptional investment opportunity.

This property forms part of a development with a holiday rental licence in accordance with the regulations of the Andalusian Regional Government. The property is legally classified for tourist use, not residential use.

It cannot be used as a permanent main residence. It must remain available for tourist rental in accordance with the community statutes and management regulations. Use by the owner is permitted, subject to clarification with the management company. Longterm residential rental contracts are not permitted.


Please contact us for further clarification and additional information. +34950466112.

This bright, 84m<sup>2</sup> detached villa, situated on the seafront, comprises two spacious bedrooms with fitted wardrobes, a bathroom and a fully equipped kitchen, all on a single level. The livingdining room opens onto a large terrace. The garden features a private swimming pool and plenty of space to relax and enjoy the sun.


The villa is delivered ready to rent, fully furnished, with its own private swimming pool, air conditioning and a dedicated parking space within the secure complex. The properties have direct private access to the beach within the complex.


One of the complex s most notable features is its resortstyle communal areas, which set it apart from traditional residential complexes.


Owners and guests have access to two outdoor swimming pools: a designer outdoor pool for the summer months and

 2 bedrooms

 1 bathroom

 84m<sup>2</sup> Build size

 122m<sup>2</sup> Plot size

 Swimming Pool