



# Almeria Homes



## Plots Vera Playa - AX-13525

Land for sale in Vera Playa

€149,000 — £127,951

Type: Land

Bedrooms: 2

Bathrooms: 2

Floor area: 140 m<sup>2</sup>

Land area: 350 m<sup>2</sup>

Private pool

Water: Connected

Electricity: Connected

Telephone: Possible to connect

Plots on the beach in Vera Playa

Plots for sale on the sea front in Vera Playa, The located within 150m of a vast surreal expanse of fine sandy beach, stretching away as far as the eye can see, washed by the exceptionally clean, clear local waters of the Mediterranean. To the south are views across the sparkling waters of the Gulf of Vera, as far as the Moorish and somewhat bohemian hilltop village of Mojacar, all backed by the beachside development of Vera. But to the north is an all but deserted series of beaches, backed by trees in the most enviable of locations, all along the coast to Villaricos.

### DETAILED PLANNING RULE 14 ZONE 14.2

(Parcel PT-2) Permitted and Compatible Uses :

Preferred use : Group Residential or Single-Family Residential

Compatible use : Residential (commercial, sports), free spaces, parking lots

Excluded : Industrial

Single Family House: Detached, Semi-detached and Townhouse

Collective residential uses : i.e.; shared access from public roads or communal public or private spaces

Swimming pools

Note: all swimming pools require a municipal building permission if not included in original building license

Private parking Private open spaces

### DEVELOPMENT CONDITIONS

Maximum Number of Storeys : Three Storeys (including ground floor). Plus basements permitted

Maximum Height :

Ten meters (10m)

Minimum Parcel Size : 350m<sup>2</sup>

Maximum Occupation per parcel : 40% (including ancillary buildings).

Building Co-efficient (construction meters) : 0.60m<sup>2</sup>/m<sup>2</sup>

Alignment Setback and Boundaries : 2.5m

Interior Setback between parcels : 1.50m

Note : For further information in case of doubt please refer to the Vera Town Hall Do ask for a selection of plans from our Almeria Homes Office