

PLAYA MARQUÉS

BEACHSIDE BUILDING PLOTS

DIRECT SALE BY PROMOTER

PLAYA MARQUÉS, ALMERÍA, ANDALUCÍA, SOUTH-EAST SPAIN



playa marqués
BEACH LIFE
IN THE FIRST LINE OF QUALITY

PRIME LOCATION



RELEASE OF BUILDING PLOTS

FOR OWN CUSTOM HOME
WORK INVESTMENT

Bahia del Almanzora S.L., subsidiary of The Robert Hitchins Group, one of the United Kingdom's most consistent and successful private residential and commercial developers, has released 9 consented building plots; 8 each of 379m² and 1 of 352m² from its own land holding at Playa Marques.

Their location provides direct access to Villaricos, Vera, Garrucha and Mojacar; shops, restaurants, bars, sports etc.

This is a unique opportunity to purchase fully legal individual urban building plots, in a beach environment, backed by an existing, established and substantial developer.

These plots may be developed to your own design and requirements as and when you want or held as medium or long-term investments.





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A DOZEN REASONS WHY

THESE PARCELS OFFER
AN EXCEPTIONAL INVESTMENT

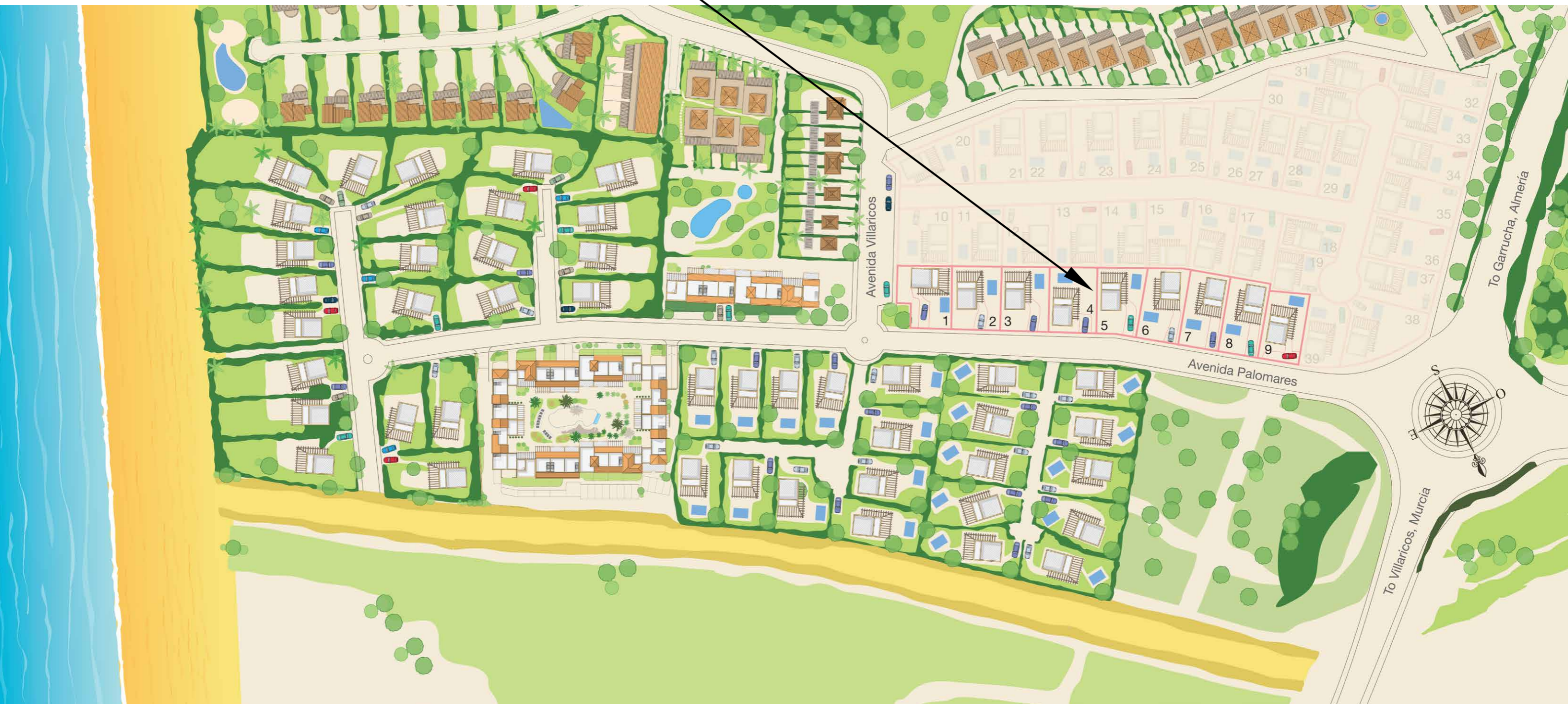
- 1 They are unique; the only property parcels for sale within 150m of the beach.
- 2 Unbeatable prices; making for excellent investment.
- 3 Perfectly sized, for a custom built property of your dreams.
- 4 Detailed planning conditions easily verified.
- 5 Good flexible building regulation conditions.
- 6 Flexible time limits in which to build your property.
- 7 Secondary infrastructure services.
- 8 The ability to build three storeys including ground floor plus basement, therefore obtaining an excellent view of the sea.
- 9 Minimum community costs.
- 10 Direct access to Villaricos, Vera, Garrucha and Mojacar; shops, restaurants, bars, sports etc...
- 11 They provide real unspoilt beach side living, the essence of Playa Marques.
- 12 In today's restrictive planning world, these parcels offer the best possible returns on investment.

LOCATION OF THE PARCELS

Location of plots for sale

The parcels for sale are 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

Golfo de 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.



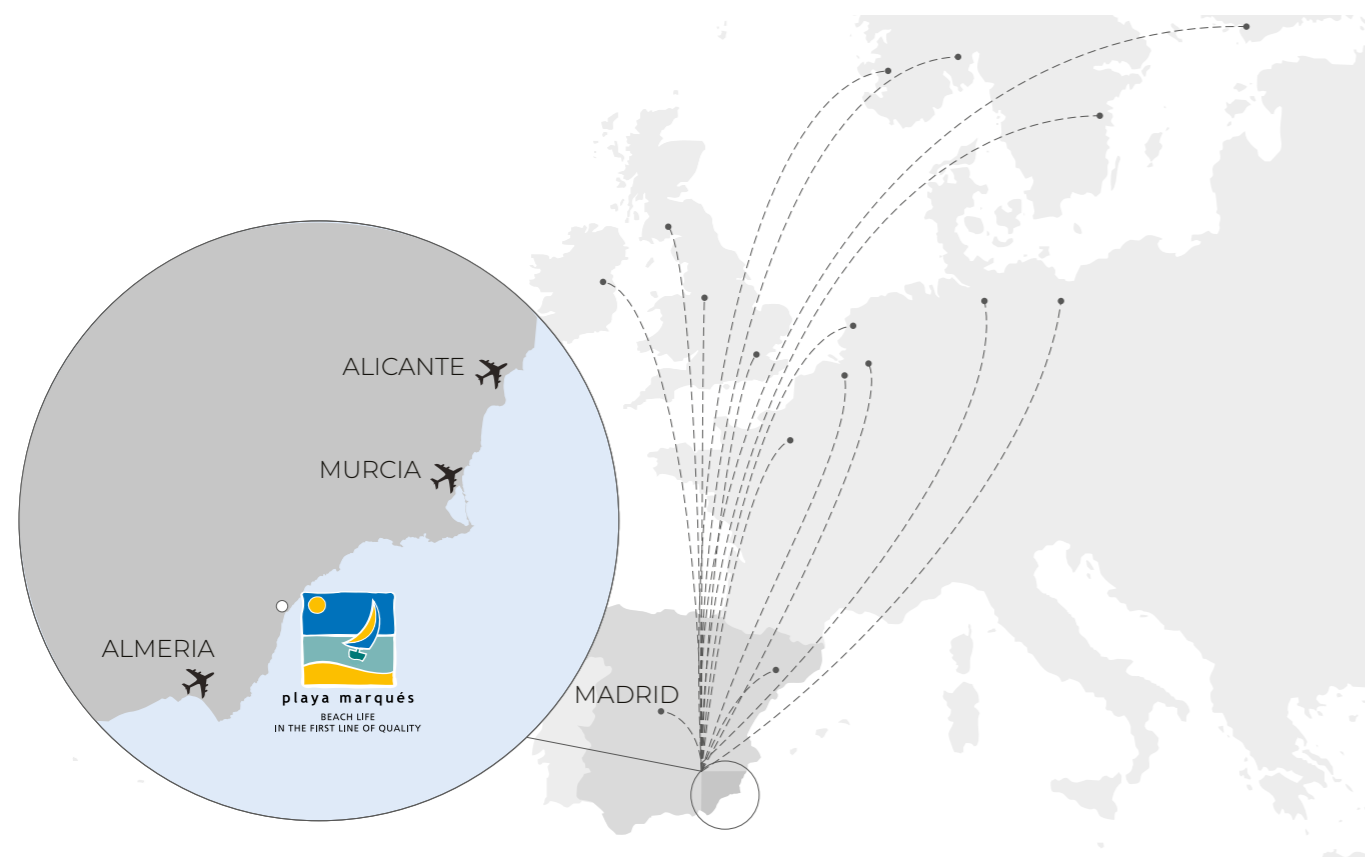
PLAYA MARQUÉS

A UNIQUE SPANISH BEACH LOCATION

An extensive network of roads connects Playa Marqués to other places of interest in the area and the rest of Spain.

Almeria International Airport is the local airport for the Almanzora region. An easy 45-minute drive along the A7, which skirts the Cabo de Gata Natural Park brings you to Playa Marqués.

The region is also served by two other international airports, Murcia/Corvera 70 minutes and Alicante 110 minutes away by car, making the area easily accessible with 2 ½ hour chartered and scheduled flights from all parts of the UK and Ireland, as well easy access from the rest of Europe.



FLIGHTS FROM

Amsterdam : 2h 40

Barcelona : 1h 10

Bergen : 3h 30

Berlin : 2h 55

Brussels : 2h 40

Dublin : 2h 50

Eindhoven : 2h 50

Glasgow : 3h 00

Hamburg : 2h 55

Helsinki : 4h 10

London : 2h 35

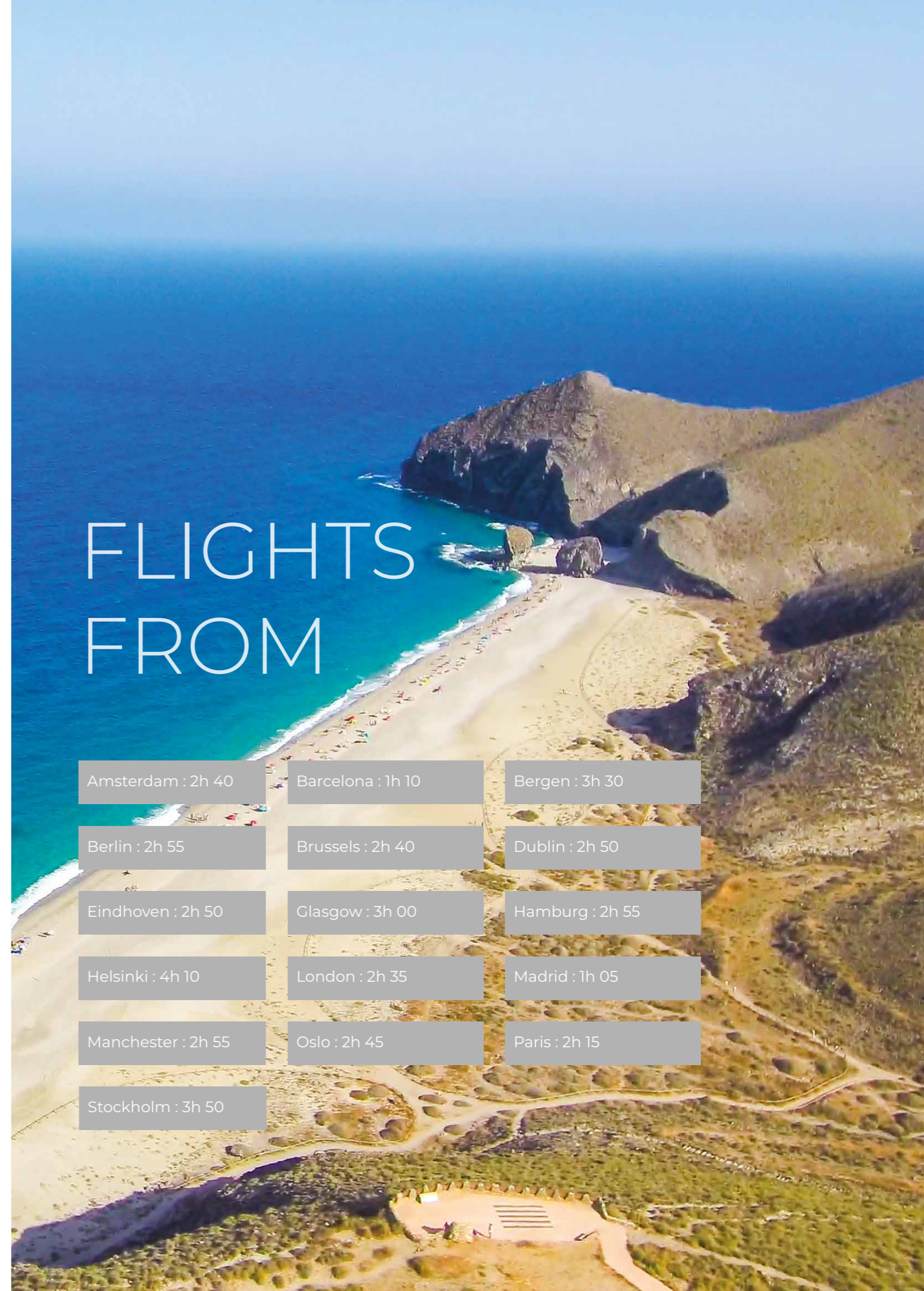
Madrid : 1h 05

Manchester : 2h 55

Oslo : 2h 45

Paris : 2h 15

Stockholm : 3h 50



BUILDING REGULATIONS

FOR PLAYA MARQUÉS, VERA

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 : 350m²

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

Building Co-efficient (construction meters) : 0.60m²/m²

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

SALES INFORMATION

RELEASE OF BEACHSIDE BUILDING PLOTS FOR OWN CUSTOM HOME OR INVESTMENT

This Price List does not include the V.A.T. (21%) on urban parcels. The price list is reviewed monthly.

Whilst availability was correct at the time of issue of this price list, it cannot be guaranteed.

PLOT NO	AREA M ²	BUILDABILITY M ²	PRICE
1-8	379	227.40	From €160,000
9	352	211.16	€149,000

PAYMENT PLAN

1.	Proposal to purchase	€5,000.00	
2.	Contract	25% - €5.000,00	Within 15 calendar days from the signing of the purchase proposal document
3.	Deeds	75%	Within 15 days after the registration of the segregation of the individual plot



BEACH LIFE

CONTACT OUR
SALES TEAM
FOR MORE INFORMATION

Call us on (+34) 950 467 104

Email us at playas@almanzora.com

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SUN IN THE DEPTHS OF WINTER

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The terms of the contractual relationship between buyer and seller will be, where appropriate, exclusively those recorded in the public deed of sale that is granted for that purpose.