



Aine Villas

VERA PLAYA





Welcome to Aine Villas Vera Playa

Living with over 300 days of sunshine a year, in one of the happiest regions of Spain, and in a home with every imaginable detail, is a reality at **Aine Villas** —a collection of detached houses in Vera Playa, on the Costa de Almería.

These exclusive villas, located just **200 metres from Vera Beach**, invite you to enjoy life by the Mediterranean and provide the perfect setting for a lifestyle where serenity and comfort harmoniously come together.

Comfort and quality of life are within your reach at Aine Villas. These homes are equipped with everything you need, with all essential services just a stone's throw away: pharmacies, supermarkets, a shopping centre, and restaurants.



Your Outdoor Sanctuary, Without Leaving Home

At Aine Villas, every home has been thoughtfully designed to make the most of natural light, embrace the Mediterranean climate, and fully enjoy outdoor living. Each villa boasts spacious terraces, complete with a garage for added convenience and a **private pool with a waterfall** —ideal for both relaxation and fun.

On the upper floor, the **solarium offers panoramic views**, promising breathtaking sunsets and a tranquil space to connect with the beauty of your surroundings. It is equipped with an outdoor shower and a water tap, and there is also pre-installation for a jacuzzi.

Every detail has been carefully crafted to elevate your sense of home and well-being. You can personalise these spaces to create the perfect settings for unforgettable moments with friends and family.



The Good Life Under the Sun and by the Sea

Aine Villas offers 21 detached homes with two villa models to choose from, allowing you to find the option that best suits your needs.

The Estrella model provides the convenience of having all main living areas on a **single floor**: a living-dining room with an integrated kitchen, three bedrooms (with the option of two bedrooms), and two bathrooms. The layout is perfectly designed, with large windows that offer outdoor views while filling the space with natural light.

The Laguna Azul model features a functional **two-storey design**. The ground floor includes a living-dining room integrated with the kitchen, one bedroom, and a guest bathroom. On the first floor, there are two additional bedrooms, each with an en-suite bathroom, offering greater comfort and privacy.

Both models also **include two additional levels: a customisable basement and a solarium** to make the most of the beautiful weather. Additionally, all homes come fully furnished.



Estrella

MODEL



Outdoor Spaces





Outdoor Spaces

Outdoor Spaces





Outdoor Spaces

Terrace





Living Room





Living Room



Living Room



Master Bedroom





Master Bedroom

Bathroom





Basement

Basement





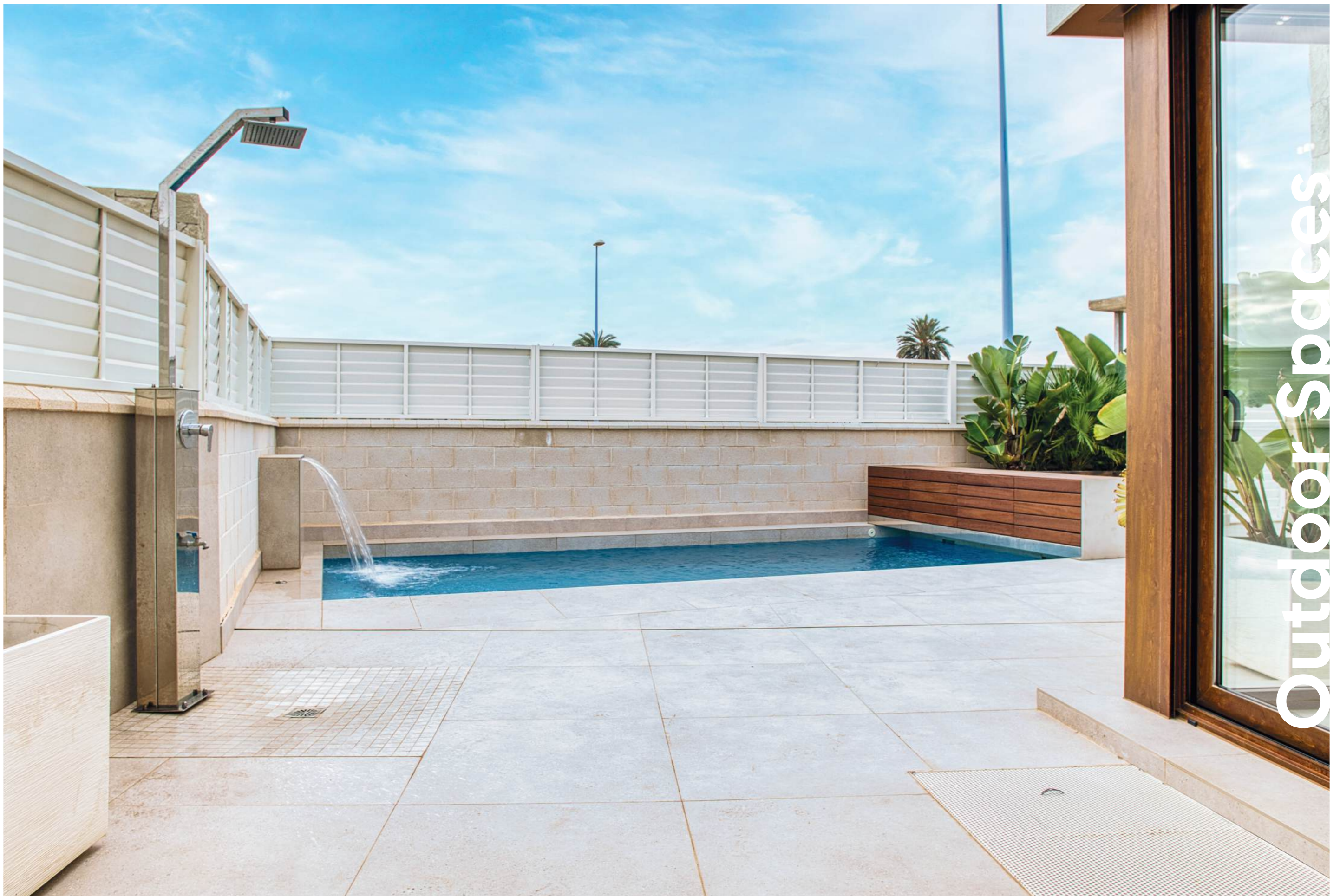
Basement



Laguna Azul

MODEL





Outdoor Spaces

Outdoor Spaces





Outdoor Spaces

Terrace





Living Room





Living Room

Living Room





Kitchen

Master Bedroom





Bedroom

Bedroom





Bathroom





Basement





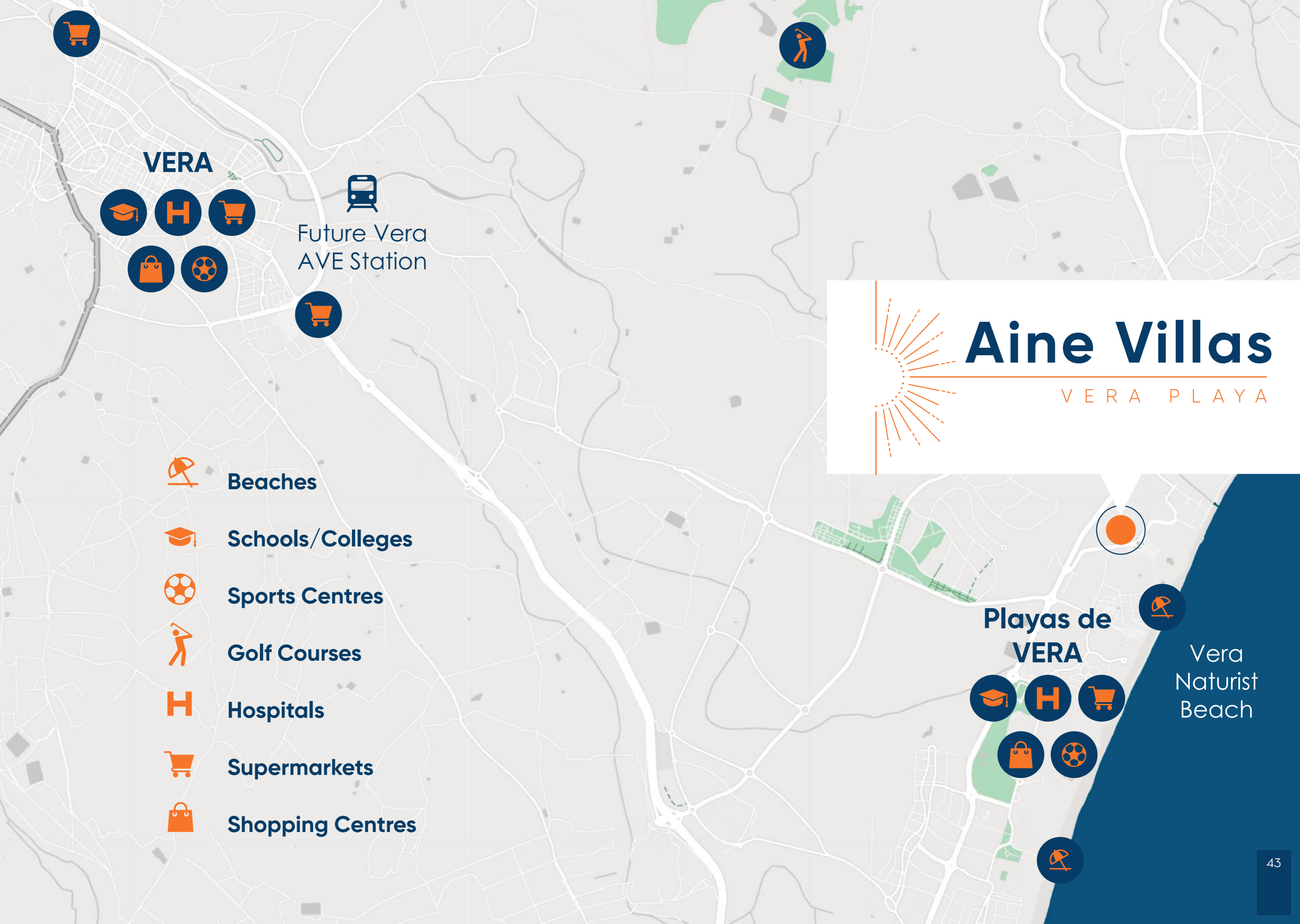
Basement

Life, Light, and the Mediterranean

Just 200 metres from Vera Playa, the surroundings of Aine Villas are ideal for relaxing, enjoying water sports, or taking sunny walks along Vera's beaches, several of which have been awarded Blue Flag status.

Vera Playa is recognised as **one of the best naturist destinations in Europe** and is renowned for the quality and purity of its waters. This area boasts six kilometres of beach, including Las Marinas-Bolaga, Puerto Rey, El Playazo, and Quitapellejos. Nature enthusiasts will also find numerous coves and salt flats in the vicinity, as well as the Cabo de Gata Natural Park, located about an hour's drive away.

Vera Playa offers a wide range of services for daily life, including a **shopping centre, supermarkets, pharmacies, a medical centre, restaurants, and a variety of shops**. The area is also very well connected: less than a 15-minute drive from Vera's bus station and the future Vera-Almanzora AVE station. Almería Airport is just an hour away, while Murcia Airport is approximately an hour and 20 minutes away.



VERA


Future Vera
AVE Station



Beaches



Schools/Colleges



Sports Centres



Golf Courses



Hospitals



Supermarkets



Shopping Centres

Aine Villas

VERA PLAYA

**Playas de
VERA**

Vera
Naturist
Beach

Distances to Nearby Towns and Tourist Attractions

1. Future AVE Station – 10 min by car
2. Almería Airport – 1 hour by car
3. Murcia Airport – 1 hour 20 min by car
4. Vera Town – 10 min by car
5. Mojácar – 20 min by car
6. Cuevas de Almanzora – 15 min by car
7. Cabo de Gata Natural Park in Níjar – 1 hour 15 min by car
8. Roquetas de Mar – 1 hour 20 min by car
9. Almería – 1 hour 6 min by car
10. Carboneras Beach – 45 min by car

Floor Plans

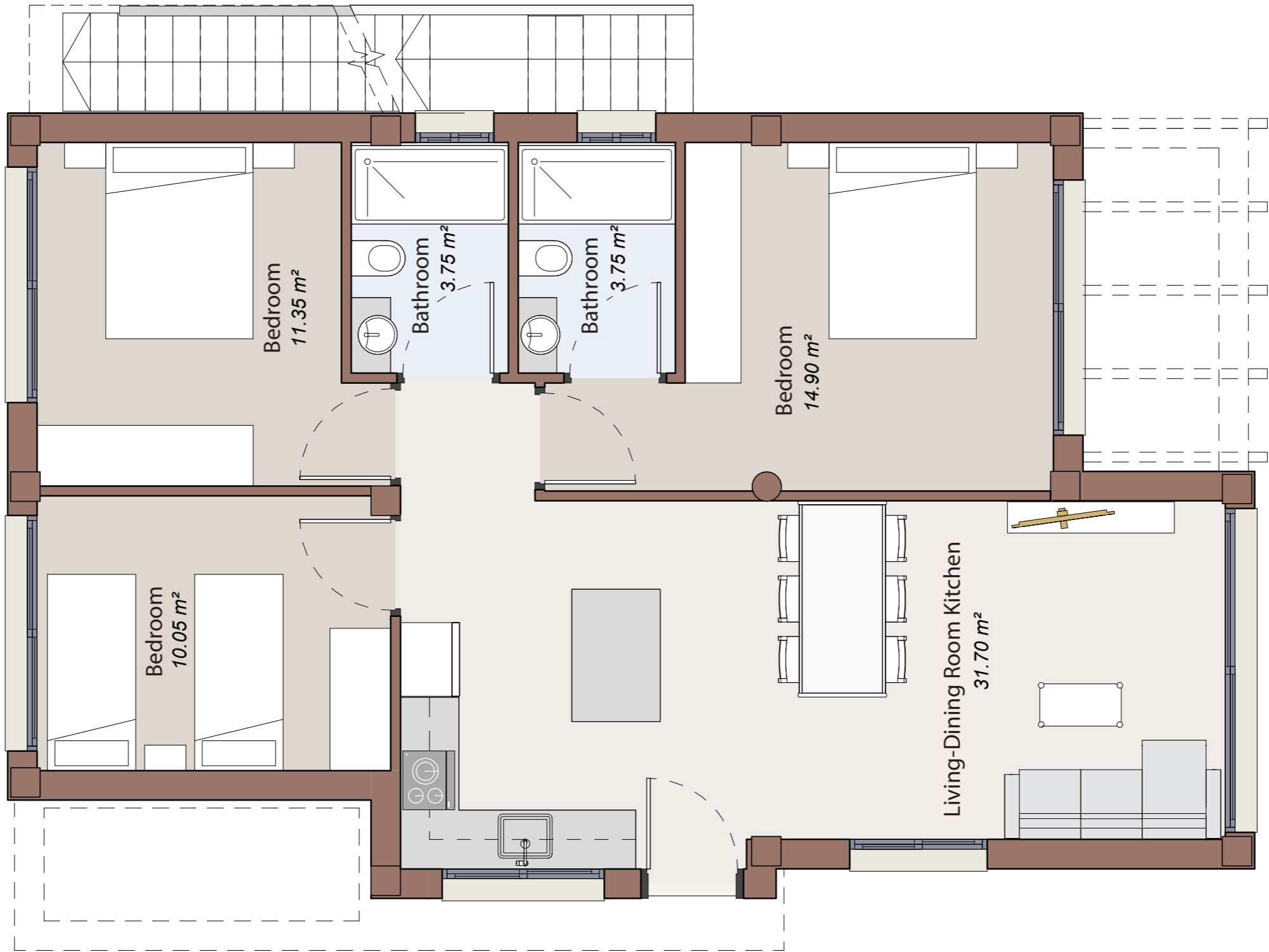
At Aine Villas, choose the home and layout that best suits your lifestyle, always ensuring maximum comfort, warmth, and the abundant natural light that define this residential complex.

Estrella Model (single-storey with 3 bedrooms, option for 2 bedrooms). Built area (house) 90.00 m² - Built area (solarium) 90.00 m² - Built area (basement) 100.00 m².

Laguna Azul Model (two-storey with 3 bedrooms). Built area (house) 122.00 m² - Built area (solarium) 50.00 m² - Built area (basement) 60.00 m².

ESTRELLA MODEL

Ground Floor



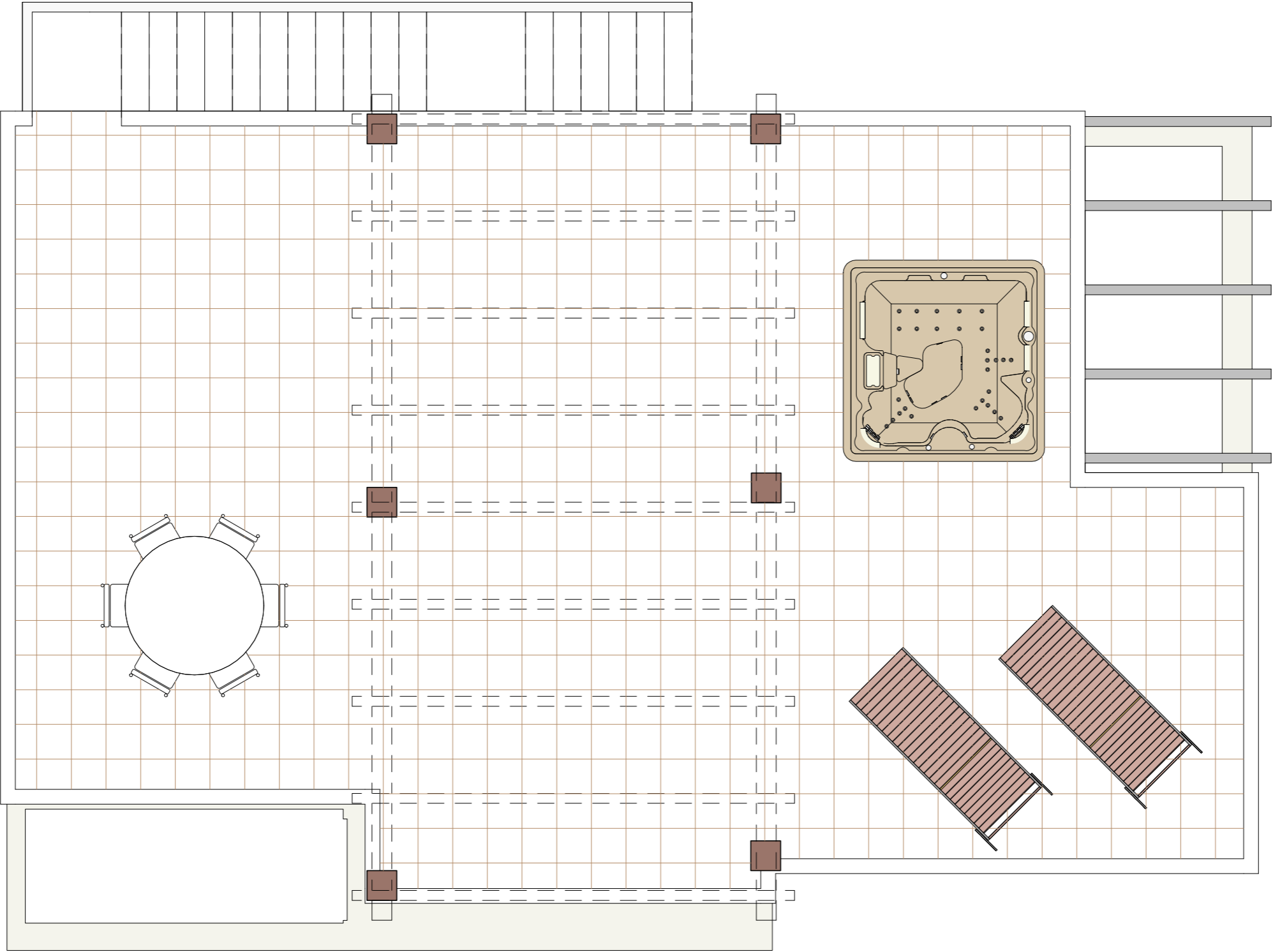
3 bedrooms
2 bathrooms

Built area
90.00 m²

Graphical representation not contractually binding and subject to possible changes. The developer reserves the right to make modifications for technical reasons and in compliance with current regulations.

ESTRELLA MODEL

Floor 2 – Solarium Level

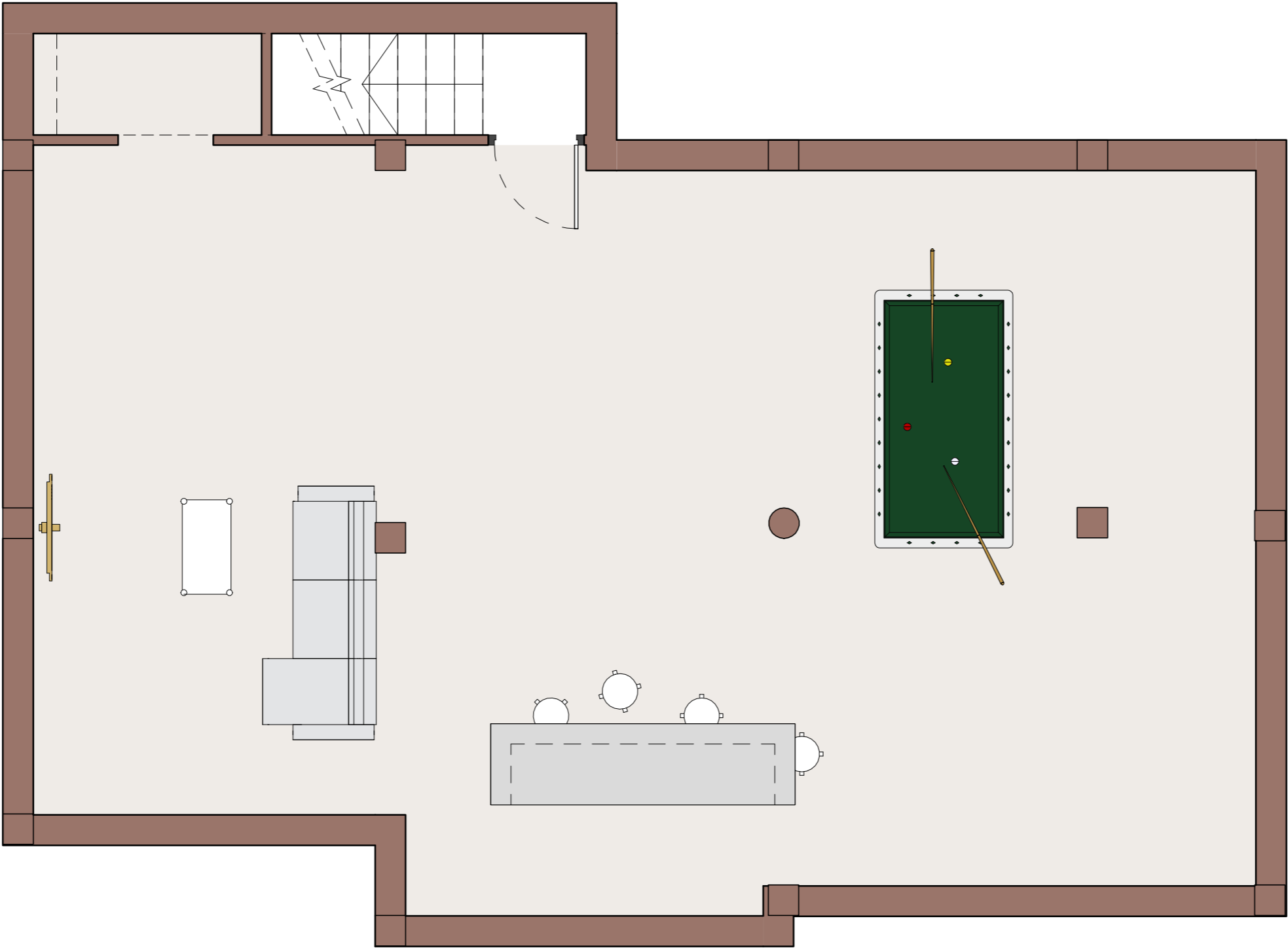


3 bedrooms
2 bathrooms

Solarium area
90.00 m²

ESTRELLA MODEL

Basement Level

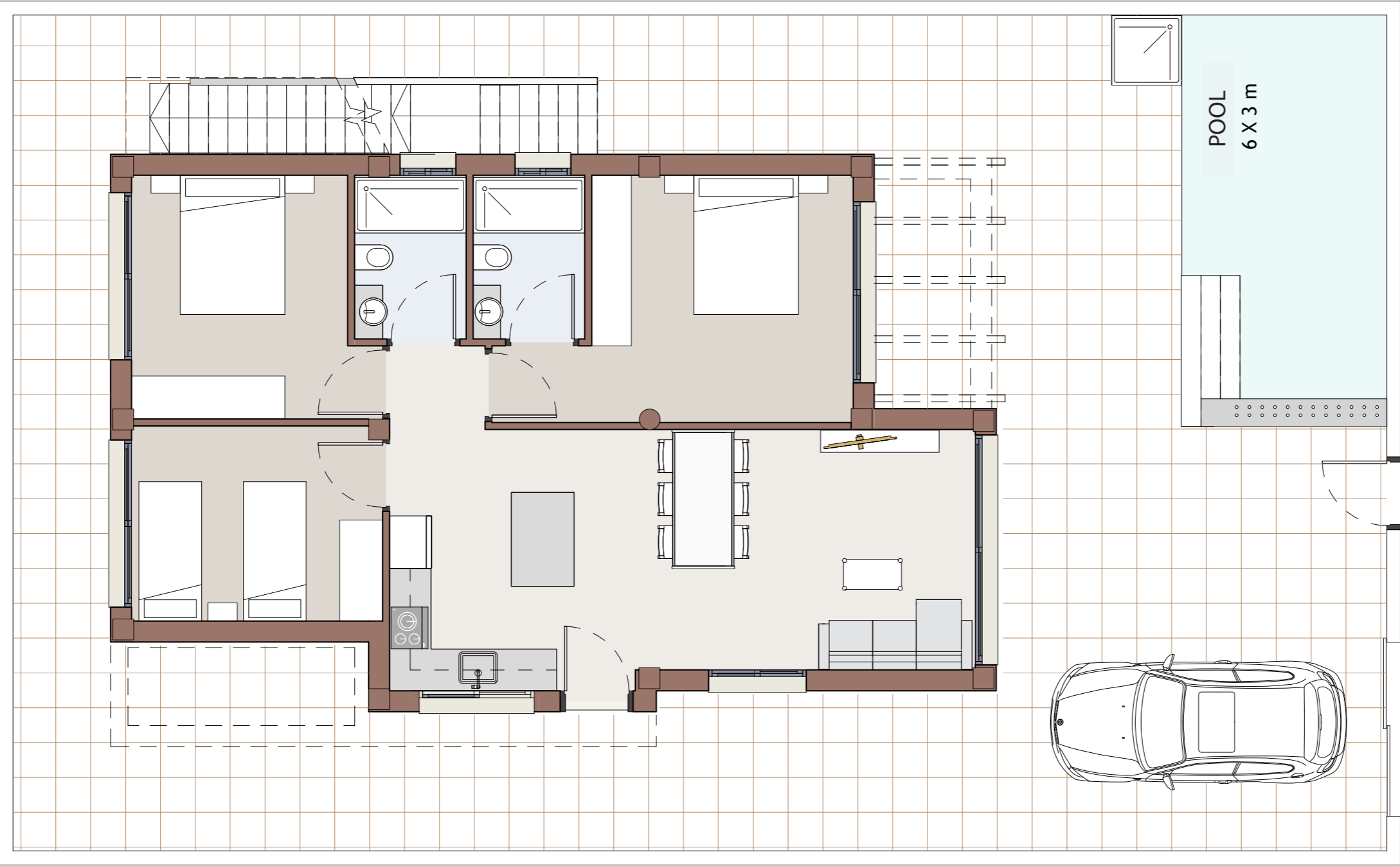


3 bedrooms
2 bathrooms

Basement area
100.00 m²

ESTRELLA MODEL

Plot



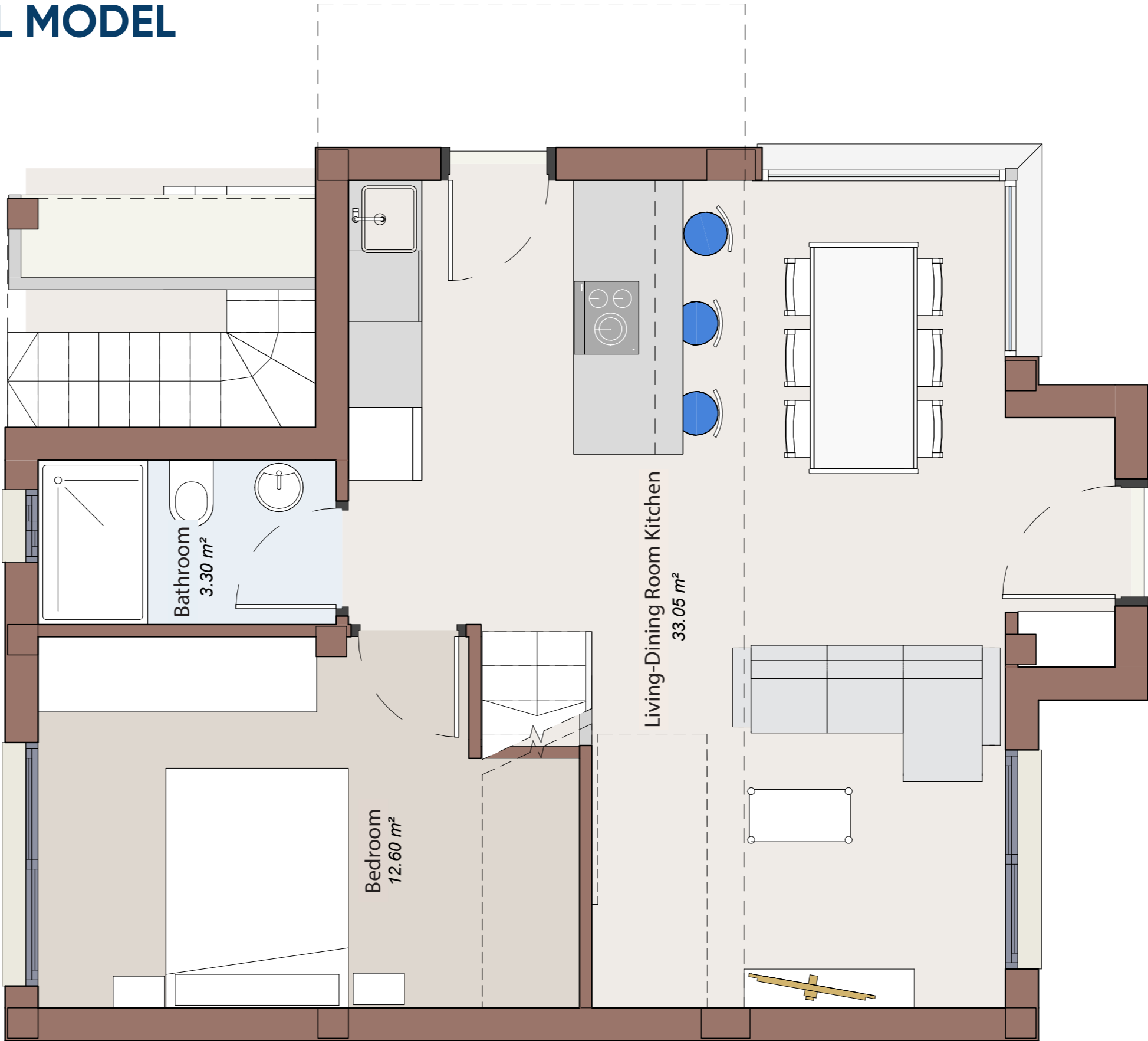
3 bedrooms
2 bathrooms

Built area: 90.00 m²
Solarium area: 90.00 m²
Basement area (optional): 100.00 m²

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LAGUNA AZUL MODEL

Ground Floor

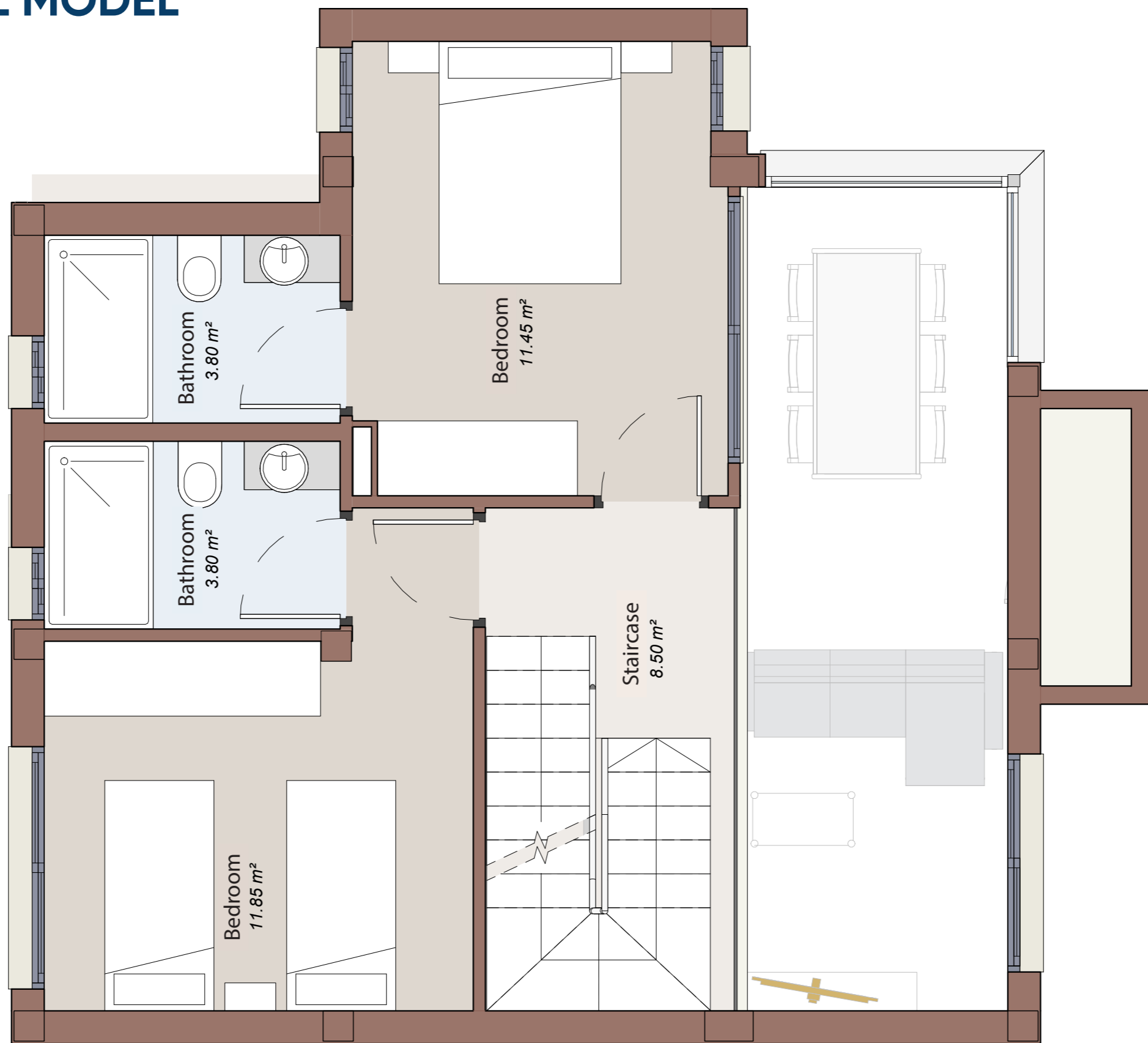


3 bedrooms
3 bathrooms

Built area
122.00 m²

LAGUNA AZUL MODEL

Floor 2

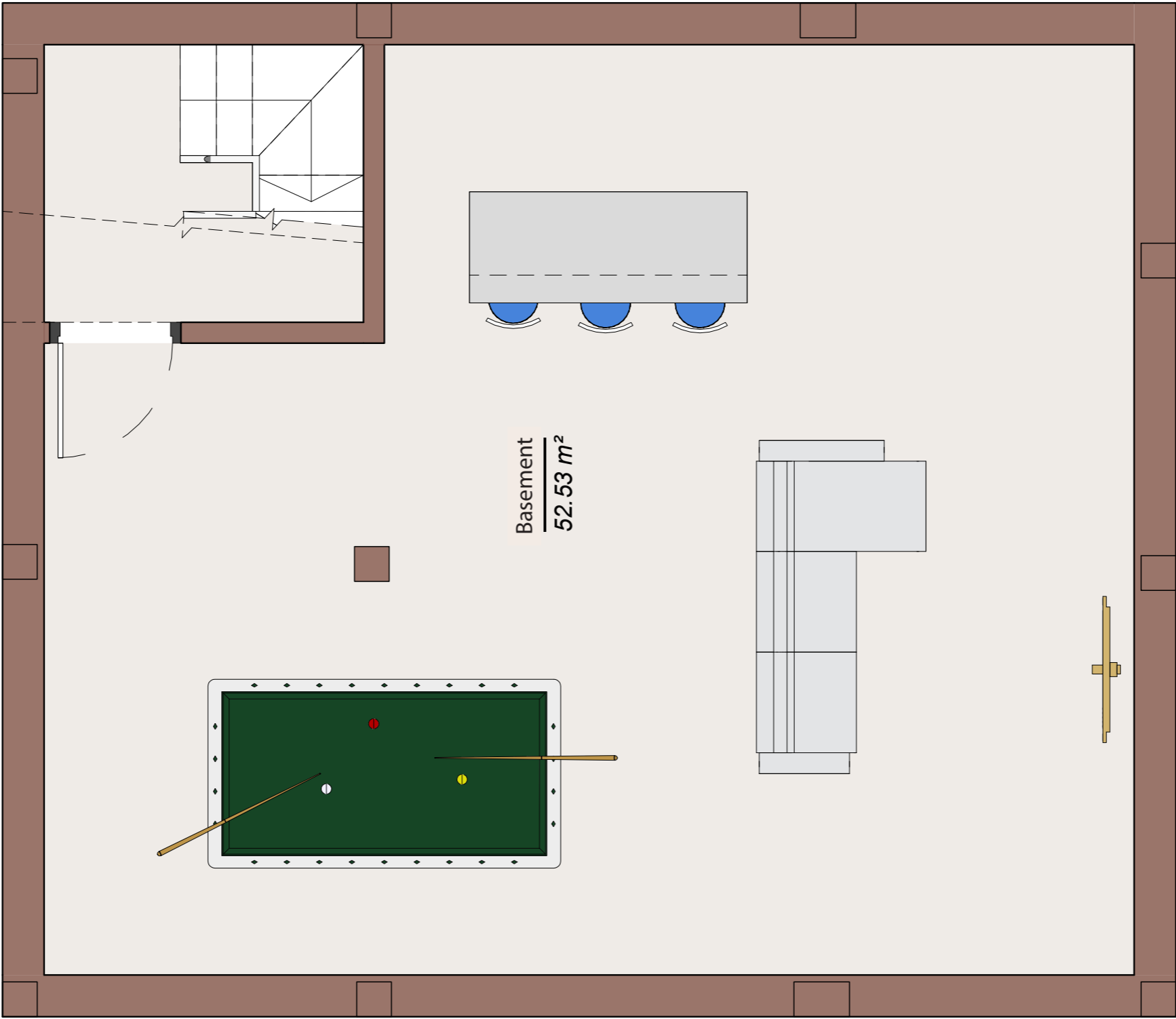


3 bedrooms
3 bathrooms

Built area
122.00 m²

LAGUNA AZUL MODEL

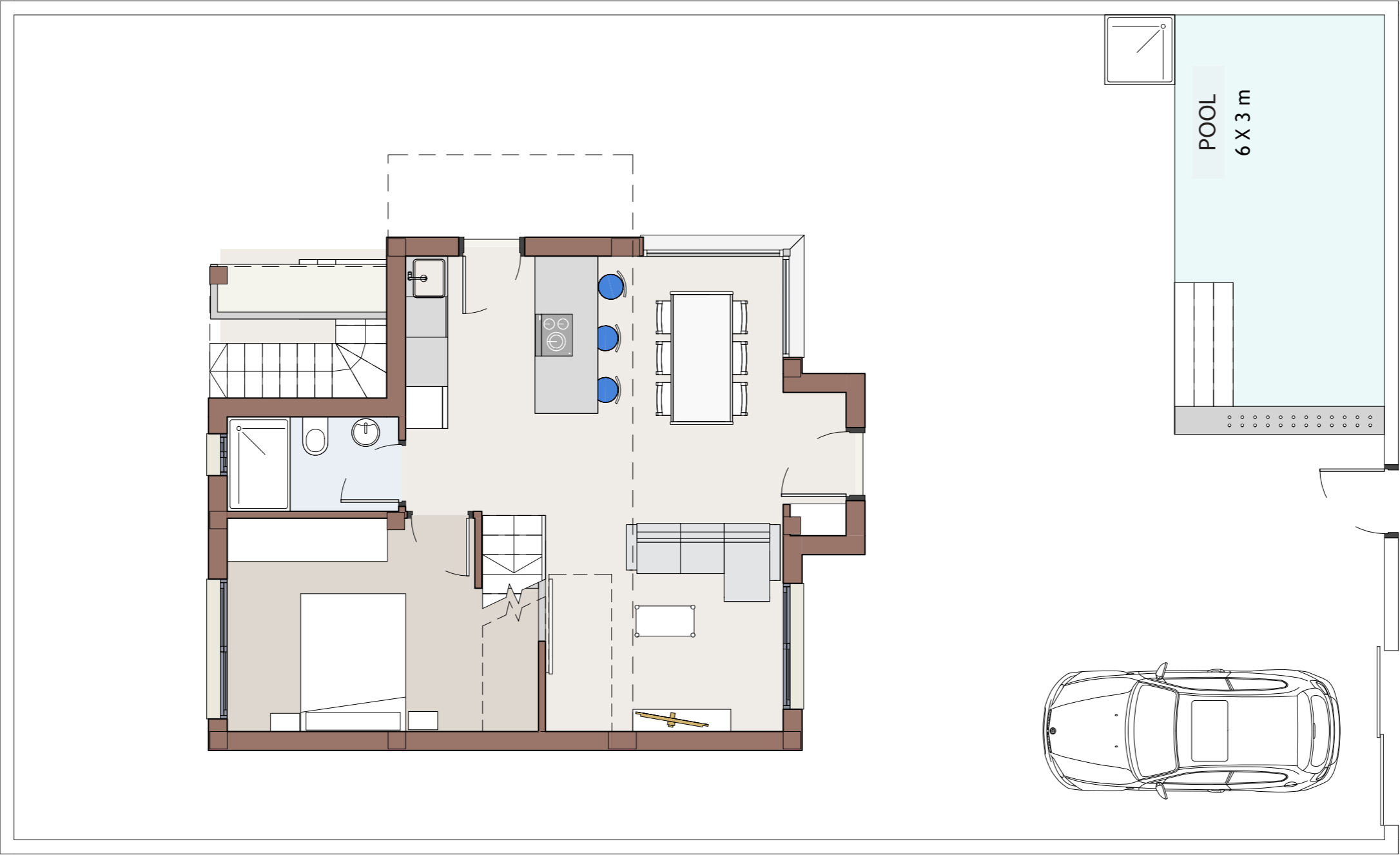
Basement Level



Basement area
60.00 m²

LAGUNA AZUL MODEL

Plot

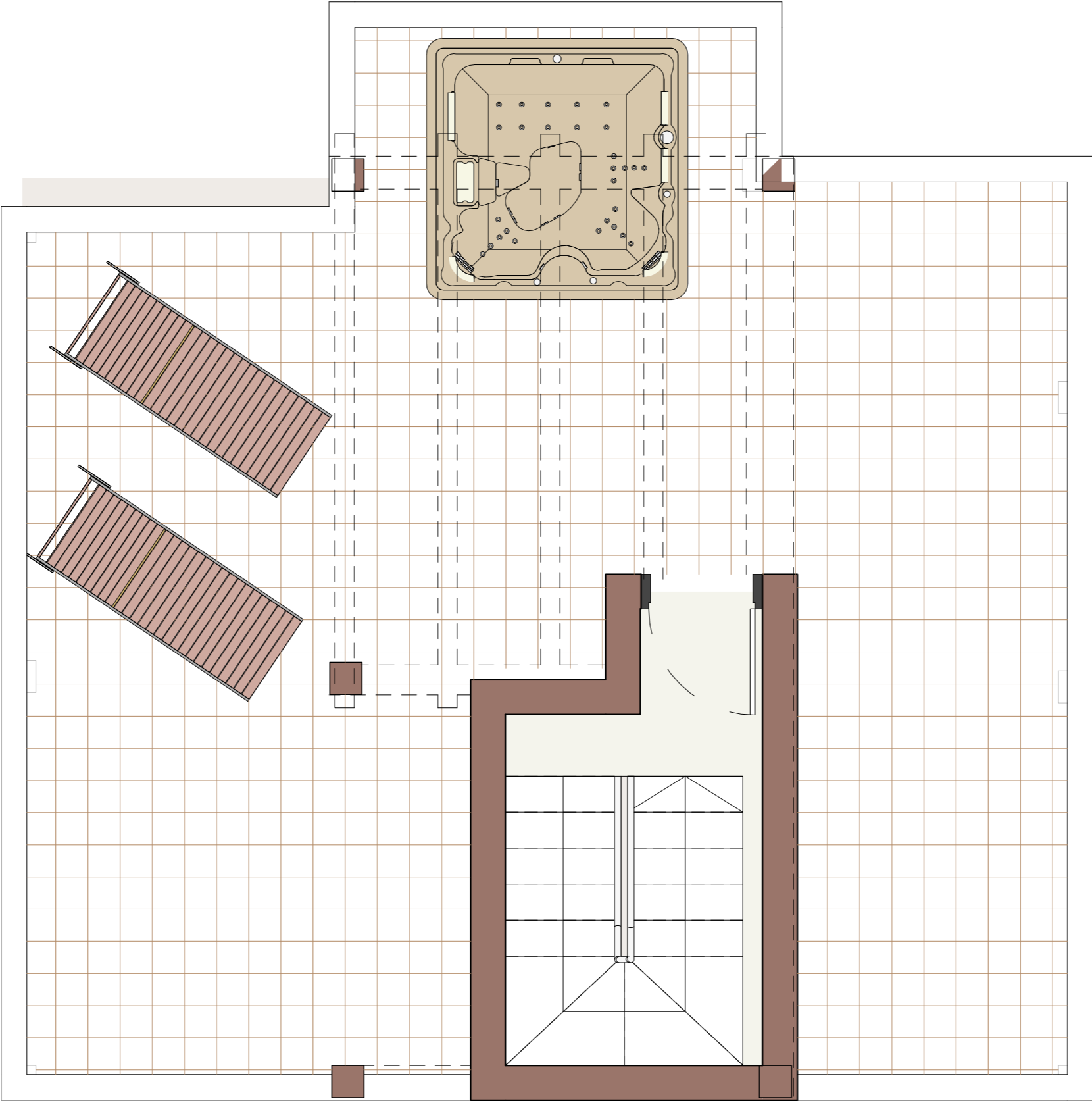


3 bedrooms
3 bathrooms

Built area: 122.00 m²
Solarium area: 50.00 m²
Basement area (optional): 60.00 m²

LAGUNA AZUL MODEL

Solarium Level



Solarium area
50.00 m²





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