

## Rincón de Vera. Vera, Almería



### Description

The El Rincón de Vera complex is in Puerto Rey, a development on the beach of Vera (Almería), just three hundred metres from the sea on an extensive beach with clear waters and fine sand.

The development consists of an enclosed complex of semi-detached apartments, in six blocks that was started at the end of 2003 and will be handed over in the summer of 2006.

This unique development, which is in keeping with the architectural developments of the area, consists of 87 fully-furnished and decorated 1 and 2-bedroom apartments each with its own garage, junk room and large terrace with views of the central gardens area that has a pool, pergola and leisure areas.

It is near to the port of Garrucha and Mojácar, and less than five km from two golf courses, and one more that is about to be opened.

Alicante airport is 185 km away, less than one and a half hours along the dual carriageway, while Almería airport is just 70 km away, forty-five minutes away along the dual carriageway.

This complex has many advantages, due to its location, design, and the size of the apartments, and the way they are fitted out and the construction materials used, and is a unique point of reference in its surroundings.

### Location



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## Const. materials

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**FOUNDATIONS:** Reinforced concrete slab, with walls along the perimeter forming the semi-basement for garages and junk rooms.

**STRUCTURE:** Earthquake-resistance reinforced concrete laid in flat sections.

**FAÇADES:** Finished in one coat of scraped mortar in light yellow, in double brick with thermal-acoustic insulation inside the air cavity. Doors and windows made of varnished aluminium with a wood-coloured finish. 4+4 Climalit-type thermal glazing. Aluminium blinds.

**PORCHES AND STAIRS:** All large access areas enhance the whole complex, with their spaciousness and suggestive design, filling it and all the entrances to the apartments with the light and colour of the Mediterranean.

**LIFT:** Latest generation, incorporating modern construction technologies in terms of mechanics and safety. Fast and silent, with a large comfortable cabin and extremely easy to operate.

**COMMON AREAS:** The area surrounding the apartments is closed off and fenced along all its extension, with controlled entrances from each apartment. The interior of the complex has a private area, with a pool and children's play area, completed with green areas and paved walks with street lights and benches.

**GARAGE:** The basement floor has garages and junk rooms. It is fitted with an automatic CO2 and fire-protection system. Natural and artificial ventilation. Opening of doors by remote control..

**TILING AND PAVING:** High-quality stoneware paving inside the whole apartment and terraces. 43x43 cm, with PEI-5 or similar resistance with the respective skirting, ornamental borders and stairs in the same material. Highly resistant, easy to clean, durable stoneware pavestones in kitchen and bathrooms

**INTERIOR CARPENTRY:** Entrance door with metal frame and armoured, with security lock and anchoring

elements. Interior doors decorated in oak veneer or similar. Built-in wardrobes with plain doors veneered in the same finish, lined with shelves and clothes hanging bar.

**COATINGS:** In high quality and design ceramic tiles, decorated with ornamental borders in zones liable to damp. Walls with gypsum plaster and other walls, finished in plain paintwork. Ceilings in gypsum plaster or false ceilings in plaster with mouldings in lounges and corridors.

**BATHROOMS:** Master bathroom with Roca or similar bathroom fixtures, and Grohe or similar single-push tap fittings.

**KITCHEN:** Fitted with furniture in high and low parts, based on current design high-quality standards, and fibre sink. Kitchen appliances consisting of a 3-speed smoke extractor, self-cleaning electric oven with roasting spit. Vitroceramic cooking top, washing machine, dishwasher and refrigerator.

**VARIOUS INSTALLATIONS:** Plumbing and electrical installations executed with components from first-class firms, responding to the requirements of the applicable official guidelines and fully guaranteed. Video intercom and common telecommunications infrastructure for satellite and terrestrial TV and radio, and telephone and cable TV connections in lounge, master bedroom and kitchen. Complete air conditioning system installed (split system with heat pump). Each apartment block will have a water tank to guarantee optimum service under all circumstances.

All apartments are handed over fully fitted out and furnished. Todas las viviendas se entregan completamente equipadas y amuebladas.

**NOTE:** The DEVELOPER reserves the right to make any modifications that may be necessary due to technical legal or sales requirements, during the course of executing the project, without this meaning a reduction in the overall standard of the construction materials.

## Finance

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Personalised financing conditions. Please see our sales manager at the point of sale and let us have your proposals. Always provided that no really exceptional reasons are involved, we will always be able to offer you a satisfactory solution.