

# APARTMENTS

## AVENIDA LAS PALMERAS

VILLARICOS, ALMERÍA, ANDALUCÍA, SOUTH-EAST SPAIN



villaricos

FISHING VILLAGE  
BETWEEN SEA & MOUNTAIN



# APARTMENTS AVENIDA LAS PALMERAS

This superbly positioned, consolidated and licensed urban plot is located within 150m of the beach within the traditional fishing village of Villaricos, perched between the Sierra Almagrera and the sea, flanked by the Almanzora River.

Villaricos S.L. offers the option of its own project comprising a unique development of nineteen (19) Apartments over three floors with a roof top swimming pool and solarium, ground floor commercial space and underground parking.

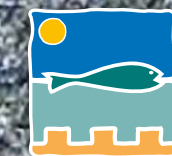
## Sale Price €725,000

### SPECIFICATION

- Plot : 849,74m<sup>2</sup>
- Building size : 2.991,57m<sup>2</sup>
- Permits to build nineteen (19) apartments on a three-floor development
- Ground floor commercial : 534m<sup>2</sup>
- Underground parking for nineteen (19) cars : 606m<sup>2</sup>
- Roof top swimming pool and solarium



# AVENIDA LAS PALMERAS



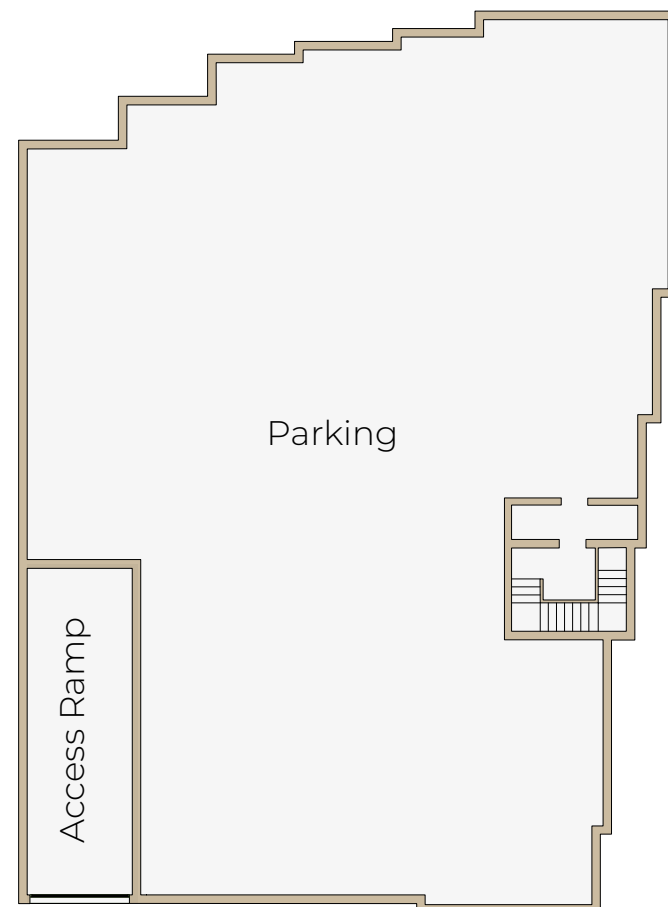
FISHING VILLAGE  
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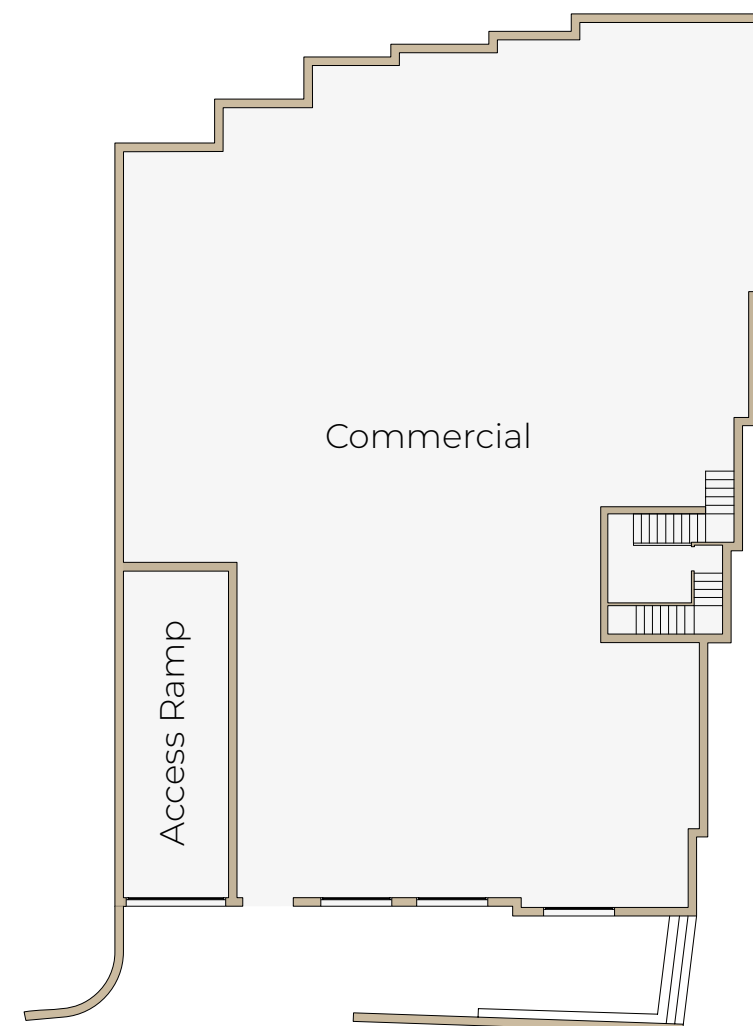


# PLANS

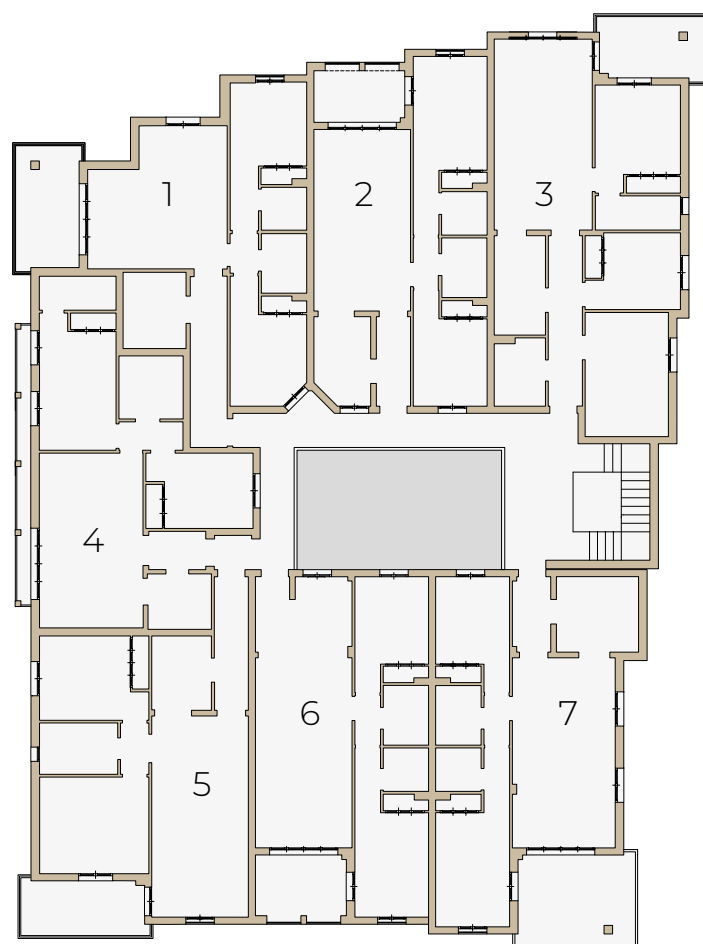
BASEMENT  
PARKING  
606M<sup>2</sup>



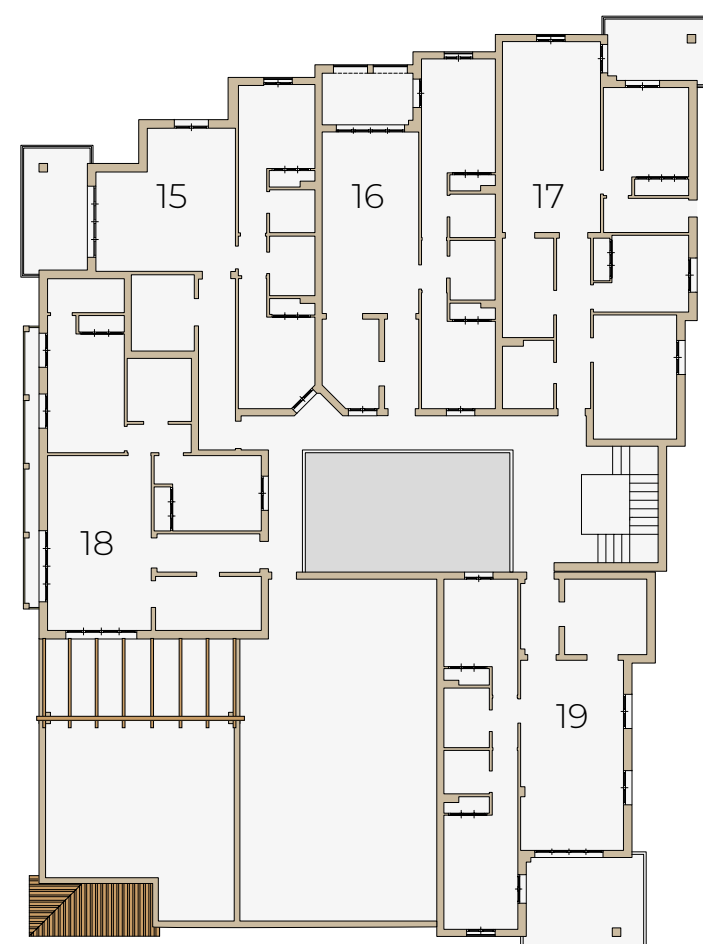
GROUND FLOOR  
COMMERCIAL  
534M<sup>2</sup>





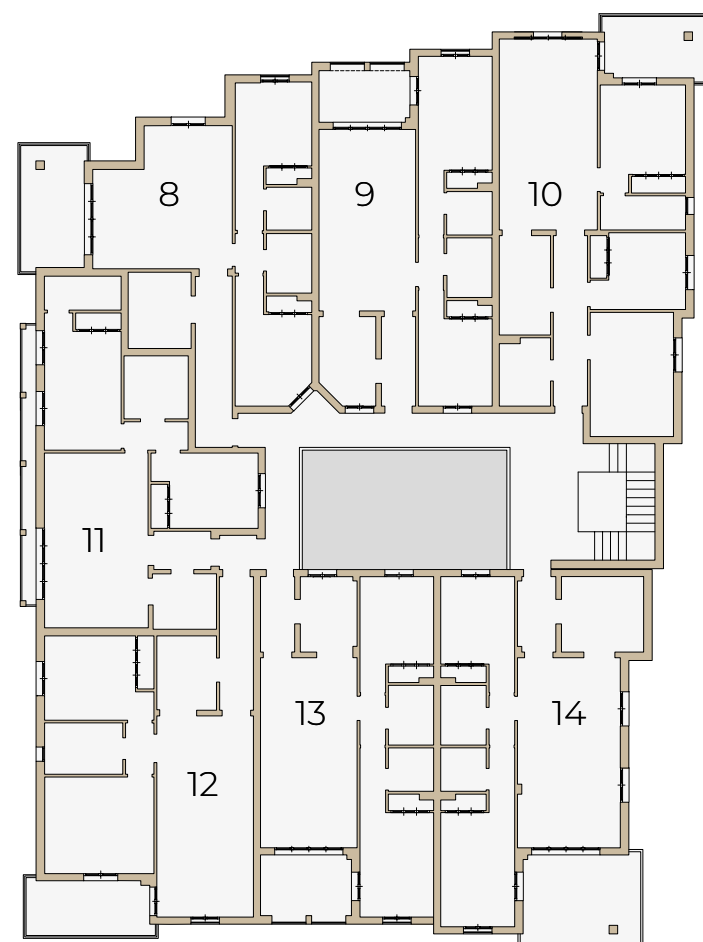


1<sup>ST</sup> FLOOR  
7 APARTMENTS

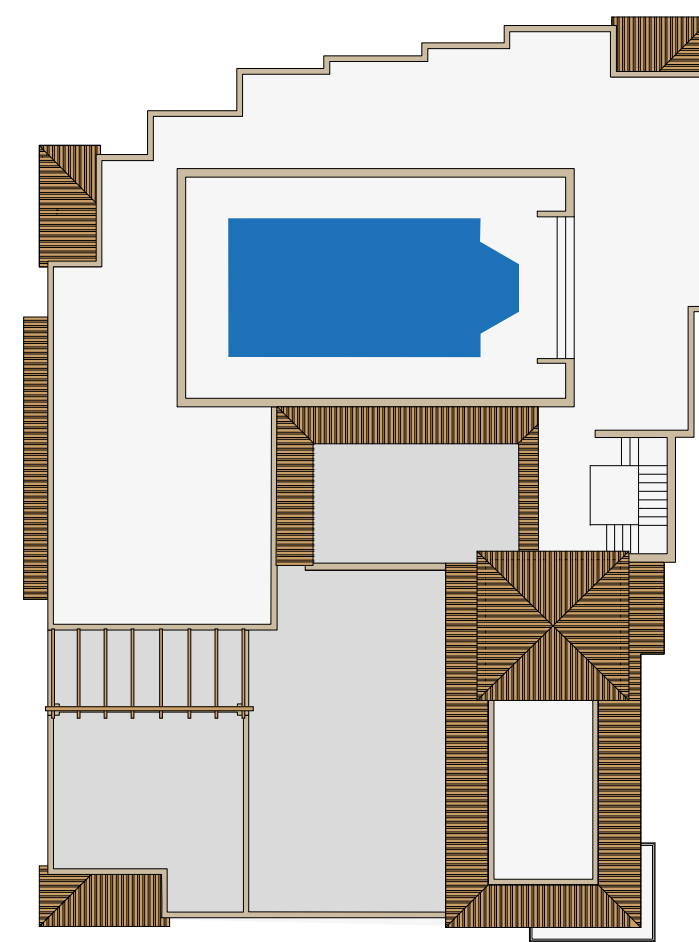


3<sup>RD</sup> FLOOR  
5 APARTMENTS

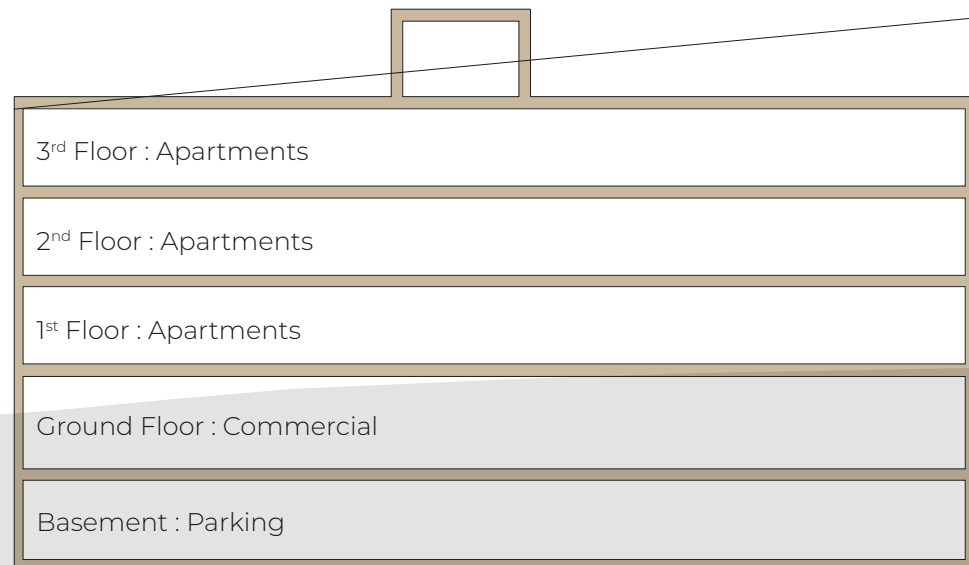
2<sup>ND</sup> FLOOR  
7 APARTMENTS



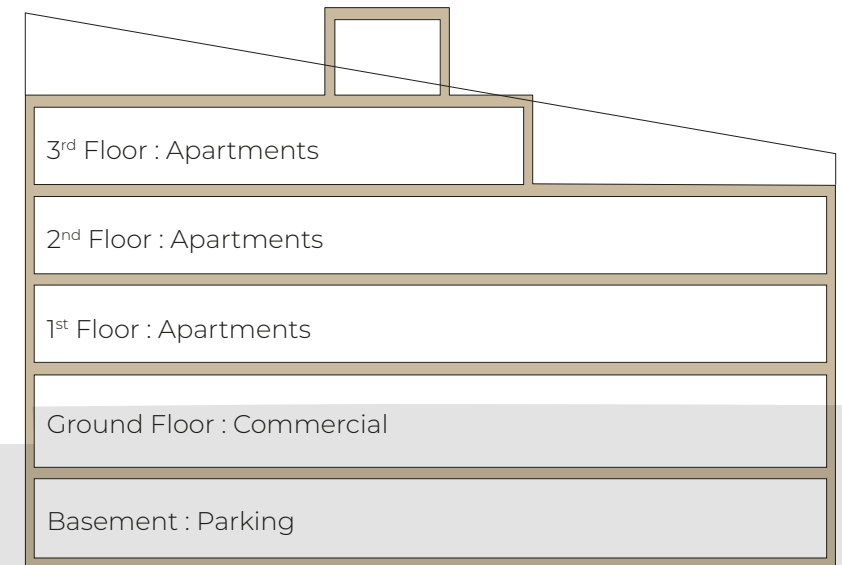
4<sup>TH</sup> FLOOR  
TERRACES  
AND POOL



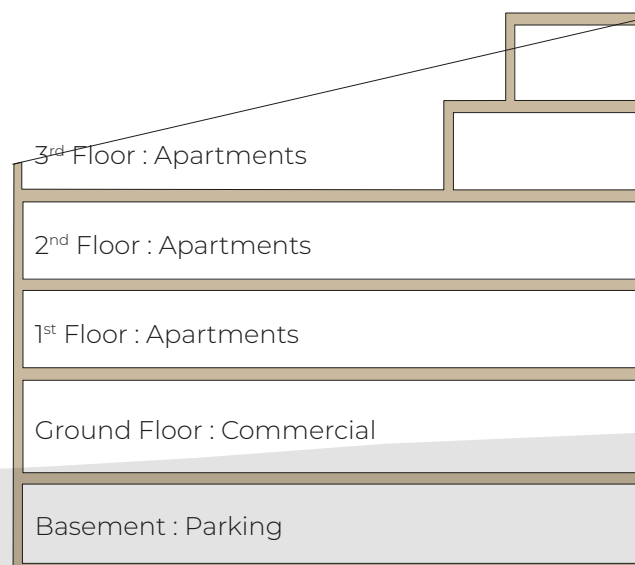
# ELEVATIONS



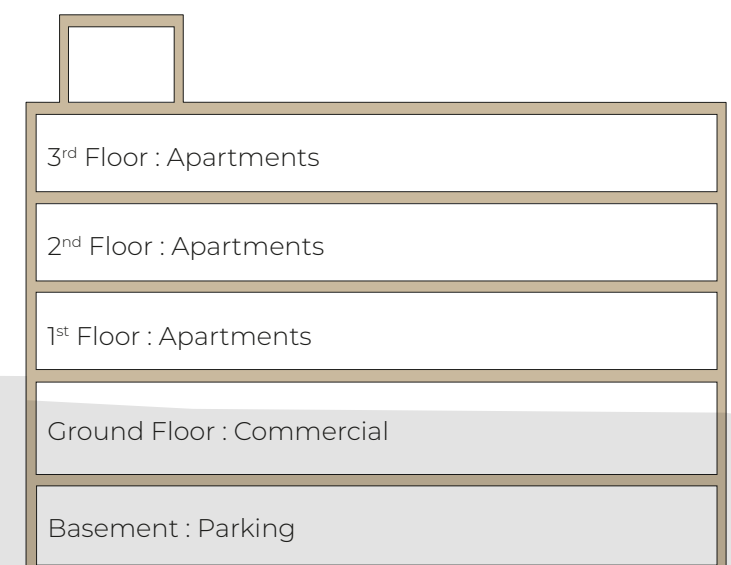
A-B



C-D



G-H



E-F





# WELCOME TO VILLARICOS

Villaricos is a simple fishing village, perched precariously between the Sierra Almagrera and the sea, flanked by the Almanzora River.

Dating from Neolithic times, Villaricos was once a great Phoenician port. Forgotten by history for thousands of years, it resurfaced as a silver mining boom town in the 19<sup>th</sup> century before finally becoming the pleasant fishing village of today, with a special identity all of its own.

Life has a very traditional rhythm. Every weekend its people meet in the small old village square where, each Sunday, a colourful market thrives.

# DESTINATION





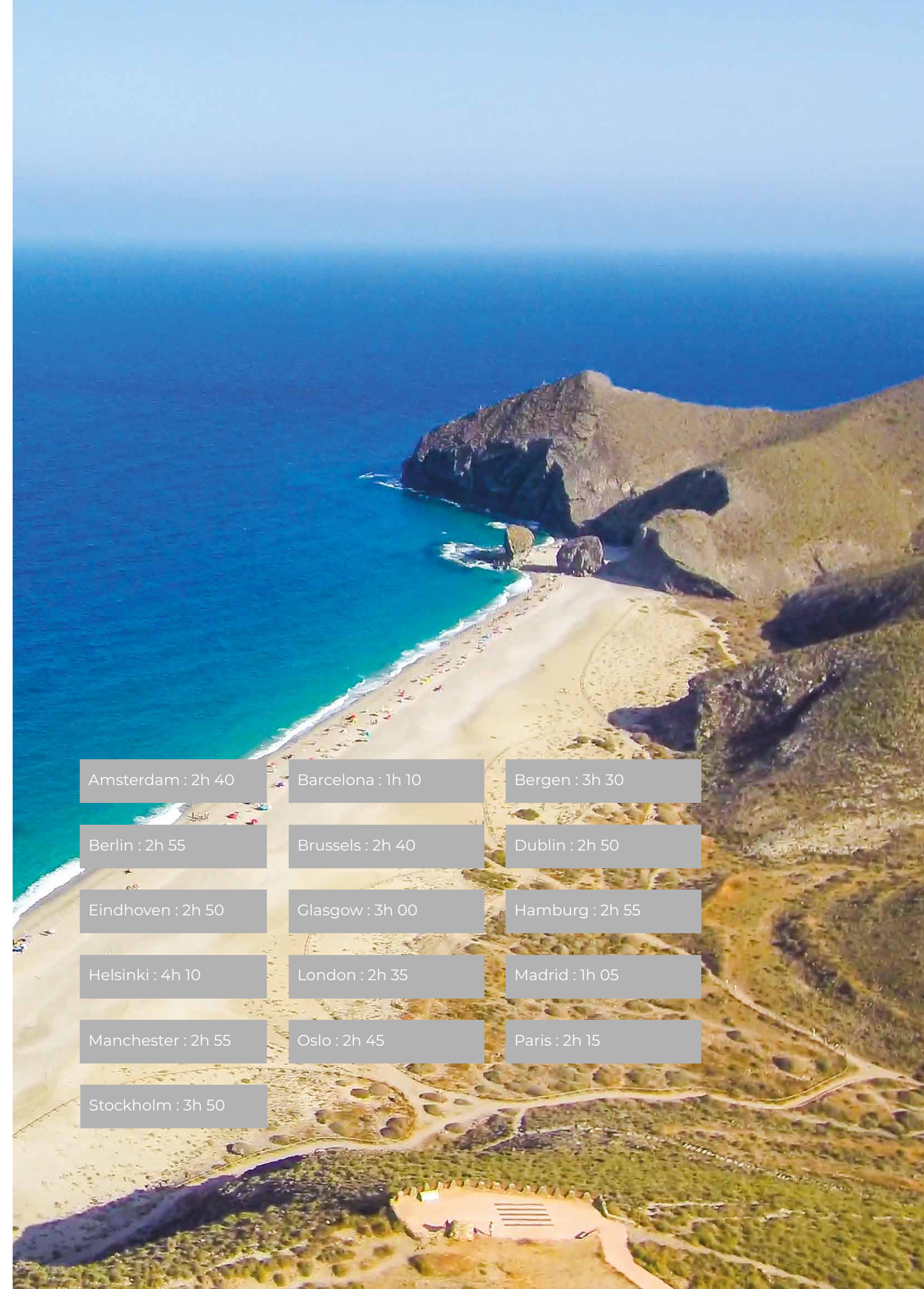
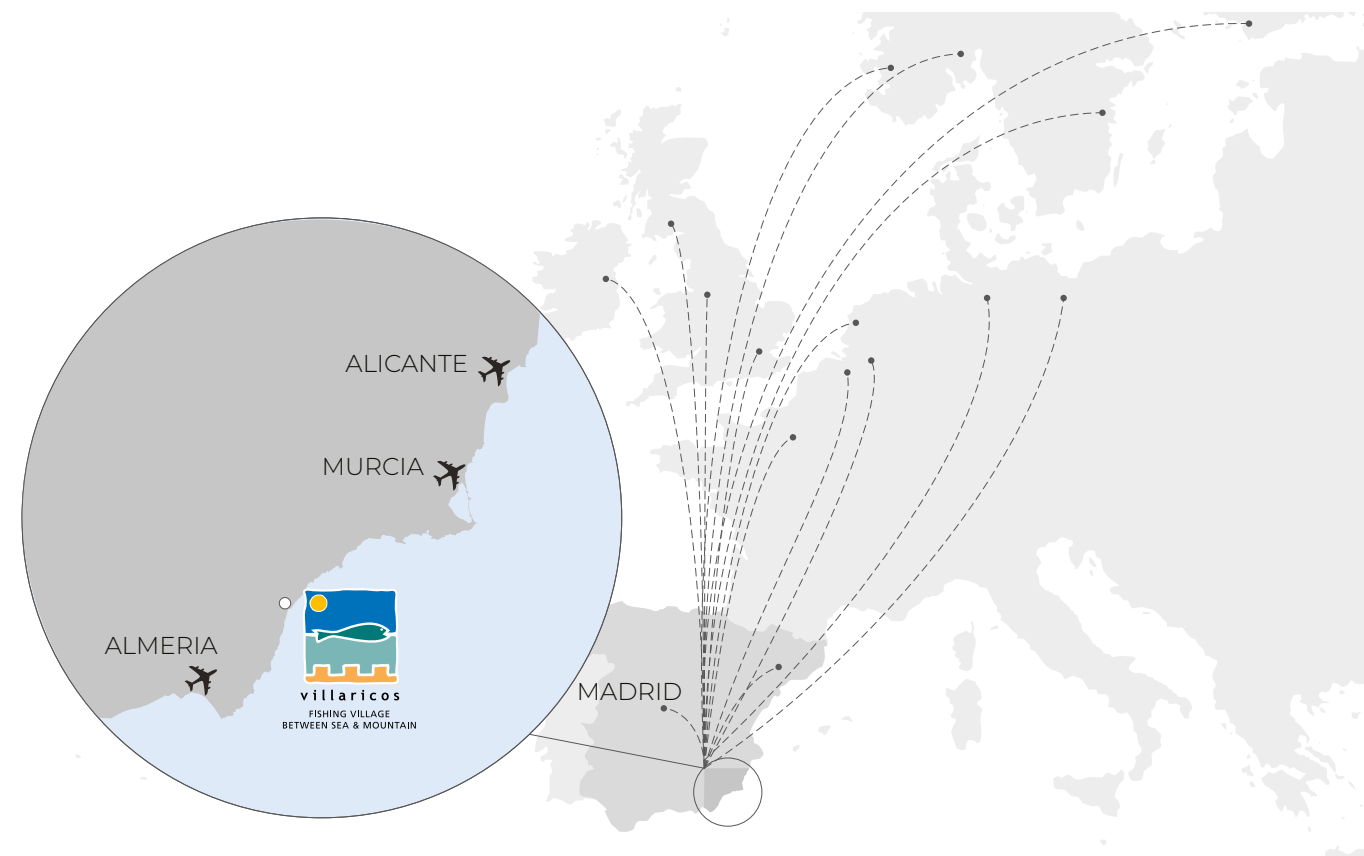
# VILLARICOS

## A UNIQUE SPANISH FISHING VILLAGE

**An extensive network of roads connects Villaricos 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 Villaricos.

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.



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





# THE BEACHES

Villaricos has several beaches along its seafront, all within a few minutes walk:

## LA FABRICA DEL DURO

The closest part of El Playazo, named after the “money factory”, the mint that was situated here in the time of the silver mining boom. Very tranquil and little frequented, with a series of small sandy bays.

## LA BOCA DEL RIO

This is the broad stretch of sand that cuts across the mouth of the summer dry Rio Almanzora, again very quiet with few tourists, but popular for beach fishing.

## LAS BRISAS BEACH

This long curved sandy beach is more frequented being closer to the village and being served by the popular Las Brisas Beach Bar, which is great for paella, sardines and long relaxed beach lunches. There is a children’s play area near the Castillo de Cristal at the village end.

## EL CASTILLO DE CRISTAL BEACH

Just the other side of the Castillo and reached from the Maritime Paseo, is this small sand beach, bounded by rocks on one side and the tiny La Balsica harbour on the other, where there is a delightful “chiringuito”, serving excellent tapas.

## CALA VERDE

This is a black pebble beach, right in front of the village, with exceptionally clean bright water. Excellent for snorkelling, the remains of the old iron “embarcadero” of the mining days are still visible on the sea bed beyond the mirador.

There are a myriad of other beaches small and large, popular and less frequented, with beach bars and without, stretching to the north and to the south of Villaricos, all within easy reach by car.





# BARS AND RESTAURANTS

Villaricos benefits from a plentiful supply of quality restaurants, cafes and bars, from modern to traditional.

## LAS BRISAS BEACH BAR

Located on the sandy Villaricos beach, **Las Brisas** generally opens before Easter and closes towards the end of October. Besides generous “cuba libres”, it serves good simple food throughout the afternoons. It is a popular spot for Sunday paella amongst the local Spanish population.

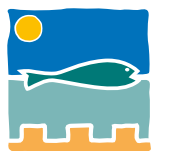
## RESTAURANTS IN VILLARICOS

**Playa Azul** offers a wide choice of quality Spanish food, including many tasty local dishes. **Don Tadeo's** is excellent, specialising in fish, for which it is justly famous throughout the region. There are several other restaurants to choose from some specialising in paellas, with others providing English food.

## CAFES, BARS, AND LATE-NIGHT SPOTS

The choice is extensive. It includes the charming **La Balsica**, with super tapas, down by the tiny fishing harbour of the same name, the ice cream shop in the village centre, **El Galeon**, the morning coffee shop of choice, **El Gato**, favourite of local Spanish and best Sunday Market coffee meeting place, **La Plaza Sports Bar**, with internet booths etc.

Late night spots include late night bars such as **Tadeos**, **El Porton**, in the hinterland behind the village and at Garrucha and Mojacar, along the coast.



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# FISHING & SCUBA DIVING



## FISHING

Enjoy a great morning out fishing for all ages, from beginners and for the more experienced, any day of the week. Local village fisherman have many years' experience and will even show you how to prepare the fish you catch!

## SCUBA DIVING

Villaricos has two scuba diving operations, which reflects its special diving qualities, with exceptionally clear warm waters, creating good visibility and the opportunity to see unusual and some unique species. There are also several interesting structures, including the underwater cavern of **La Catedral** and the remains of the old loading structures from Villaricos's mining past, now submerged off the village.







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