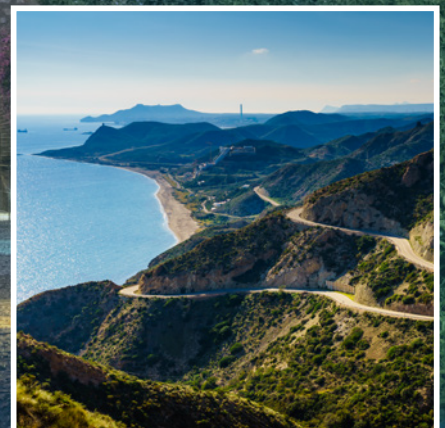


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Exceptional Property Opportunities

Area Guide

Guide to Almeria



2023 Edition

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ALMERIA

The Costa Almeria consists of 200 kilometres of coastline fringing the south east corner of mainland Spain. Come to this particular 'Costa' if you're seeking uncluttered beaches and an altogether more relaxed sun and sand holiday than you'll find on the far busier Costa del Sol. The cost of living is also considerably lower meaning that your holiday budget or funds for a holiday home in the sun go a lot further than other more pricier parts of Spain.

Almeria is the richest province in Andalucia due to its economy based on intensive agriculture producing 3.5 million tons of fruit and vegetables annually with an annual export value of €2 billion. The region is home to Europe's only desert and hundreds of Spaghetti westerns were filmed here along with some mega movies including Lawrence of Arabia and Raiders of the Lost Ark.

The Costa Almeria's busiest tourist resort is Mojacar, to the north east of Almeria city. The bustling beachfront is a hive of activity throughout the summer months and there are plenty of watersports, bars, restaurants and entertainment facilities to keep hordes of foreign visitors happy. The coastal resort is overlooked by the charming hilltop town of old Mojacar – a sugar cube confection of Arab-style houses clustered beneath an impressive Moorish fortress.

At the very south eastern tip of Almeria province lies a wild and untouched nature reserve called Cabo de Gata – home to various exotic flora and fauna and a magnet for scuba divers who come from far afield to marvel at the wealth of marine life to be found in these crystal-clear waters.

Climate

August is the hottest month in Almeria with an average temperature of 26.5°C (80 °F) and the coldest is January at 12.5°C (55°F) with 320 days of sunshine a year.

Almeria's skies are also some of the clearest in Europe. Europe's most powerful telescope has been installed here, near Gergal in the Sierra Alhamilla mountain range with an annual average of 3,000 hours of sunshine.



Beaches

The Almeria coastline is probably one of the least crowded and one of the most spectacular in Spain.

Beaches of the Cabo de Gata Natural Park are in an area of protection, a place where nature is of key importance. Many of these beaches are so isolated they can only be reached on foot, their natural beauty is well worth the effort required to reach them.

The more touristy areas of Almeria offer a fabulous all-round holiday destination with quality resorts that remain typically Spanish in tradition. All of the resort beaches in Almeria are well maintained, many flying the EU Blue Flag, and offering all the amenities one would expect with life guards, red cross services, water sports, play areas for children, showers, and plenty of bar and restaurant facilities.

The most well-known nudist beach in Almeria is the Levante beach of El Playazo Vera Playa, here not only the beach is naturist, there is a designated area of the resort which includes urbanisations, restaurants, and bars that are also naturist.



Property and Tourism

The province of Almería with its long Mediterranean coastline is a relative latecomer to the second home market. Until the early 2000s, resorts like Almerimar, Mojácar, San José and Vera were the domain of hotels and properties belonging to families for generations rather than popular places to buy a holiday home. The arrival of the property boom in Spain changed the panorama completely and all resorts saw new developments spring up as Almería made its mark on the Spanish second home market map.

Over 15 years later, the province is a well-established holiday destination. Almería Airport welcomes around 1 million passengers a year (979,406 in 2019) and visitor figures in 2019 rose by 2.5% to 2.6 million, the highest ever. Visitors were drawn to its natural parks, unspoilt beauty, culture and gastronomy. Foreign tourists represented 25% of tourist arrivals up from 16% in 2008 with the majority from the UK and Central Europe.

This popularity is echoed in the holiday home sector, which like the Spanish second home market generally, has seen steady recovery since 2015.

Almeria's relative obscurity has kept property prices in the region much lower than in high profile resort areas such as the Costa Blanca and Costa del Sol. Affordable holiday homes and a proliferation of 'off-plan' developments have combined to bring an increasing number of expats to live here, either for part of the year or on a permanent basis to either work or retire.





VERA

Vera is located in Andalucia in southeast Spain, 40 minutes from Almeria International Airport. The coast of Almeria is relatively unspoiled and incorporates over 200km of diverse and predominately natural coastline. The town of Vera is just 12 minutes' drive from established 4-star Golf Resort of Valle del Este.

The untouched beaches and sand dunes, tiny fishing villages and sweeping headlands in this area offer excellent views of the Mediterranean Sea and the location is one of the most naturally and ecologically rich coasts in the western Mediterranean, perfect for hikers, nature lovers and bird watchers.

The town of Vera is famous for its excellent beaches with fine golden sand and clear waters that are surrounded by steep cliffs.

Vera has excellent transport links. It is located close to the A-7 Motorway with fast connections to Almeria Airport (50 mins), the new Corvera Murcia International Airport (80 mins), Alicante (2 hours) and Malaga (just under 3 hours).

The national high-speed train network, AVE that connects Madrid and Barcelona to the major cities across Spain is currently being extended from Murcia to Vera with an investment of €121 million. This demonstrates the continued growth in the area and these improvements in infrastructure and communications will continue to drive population and tourism numbers.

Things to do in Vera

There is a wealth of activities located in the Vera area to keep you and your family or friends entertained whether you live full time in the area, you are staying for a holiday or for a longer period of time in this beautiful part of eastern Spain.

Vera Beach

El Playazo' Vera Beach is a 5km long, wide and sandy beach. It is just minutes from 3 commercial centres with supermarkets, beach restaurants, sports centres and an outdoor water park. The largest beach club in Almeria, 'Marau Beach Club' is located on Vera Beach covering an area of 7,000m² and offers a wide selection of Mediterranean cuisine and drinks in in their dining rooms and outdoor terraces. The chillout and relax areas are open from sunrise until the early hours of the morning for clients to enjoy the spectacular sea views and soak up the 320 days of sunshine a year.

Golf

For golf lovers, there are many great golf courses in Almeria, the closest to Valle del Este being Desert Springs and Marina Golf in Mojucar.

Other courses to visit include Aguilón Golf, Alborán, Golf Almerimar, Cortijo Grande Golf Resort, Country Club La Envia Golf, Playa Macenas Golf Resort and Club de Golf Playa Serena.





Water park

Aquavera Water Park is the perfect place to spend a day of refreshing fun. Feel the different sensations of the attractions: from the dizzying Kamikaze to the competitive Aquadromo, passing through the surprising Black Holes; the intricate Labyrinth of Slides with its turns, turns and jumps; the turbulent Rio Bravo, the shocking Tsunami or the swings of the wave pool. For the little ones, the refreshing Splash Cube is ready in the children's pool, along with its slides, mushrooms and animals. Everything to suit you. Get your strength back at your kiosk, bar and restaurant, and have fun again. It also has a cloakroom service, safe deposit boxes, changing rooms, a souvenir shop, tattoos, a picnic area, green areas and hammocks.

<https://www.aquavera.com/en/>

Diving

The Mojacar Diving School offer daily excursions guided by expert instructors to explore the crystal-clear waters of the Cabo de Gata. Suitable for beginners as well as advance, you can obtain your worldwide diving licence and enjoy boat trips through the Cabo de Gata Natural Park visiting exclusive and inaccessible areas from the coast.

<https://www.buceomojacar.com/en/>

Horseback Riding

The natural landscapes of the Almeria supply the foundation for horseback riding in the province and many wonderful horse-riding trails.

From the coast to the mountains the ever-changing scenery will surprise and delight, take a ride across a secluded beach, or an evening canter in the desert canyons, experi-

ence the mountainside tracks, and views, or gallop through the open valleys abundant with almond blossom and orange groves.

The allure of the natural parks are enticing in their diversity, from the pine forests of Sierra Maria in the north of the province, to the volcanic hills of Cabo de Gata by the Mediterranean sea, the vistas really cannot be improved upon but what better way to enjoy them than from horseback.

There are many horse-riding stables and centres in Almeria province offering single treks to full riding schedules, livery services, riding lessons for beginners and opportunities for improvement for the more experienced rider.

Mini Hollywood Theme Park

In Tabernas, the only desert in Europe where many old Spaghetti Westerns were filmed, the Oasys Mini Hollywood Theme park is situated. It features live shows, a large zoological reserve with more than 800 animals of 200 different species, a swimming pool area and a wide range of restaurants, educational activities and the organization of events and celebrations. There are also guided tours and workshops for children.

<https://www.oasysparquetematico.com>





The Pulpi Geode

The Pulpi Geode, also known as the Giant Geode, is the one of the largest crystal caves ever found, and is the largest accessible geode in the world.

The geological phenomenon is located in Mina Rica, an abandoned silver mine near Pulpi on the northern Almeria coast. Discovered in 1999 by members of the Mineralogist Group of Madrid, it opened to the public in August 2019. To protect the crystals from deterioration, a special system devised by Almeria University monitors visitor numbers, as well as controlling the temperature, humidity and CO2 levels.

<http://www.geodapulpi.es/Servicios/cmsdipro/index.nsf/index.xsp?p=Geoda&lang=en>

Extreme Adventures

Extreme Adventure Mojácar is a company specialising in the organization of active tourism, outdoor, birthday, business incentives and in the development of new tourism products. They offer ecotourism, rural and adventure tourism including 4 x 4 routes, boat trips, quads, camel rides, kayak rides, archery, zip lines, wipeout, Tibetan bridges, paintball, theater and environmental workshops, urban camps and geological tours

<https://extremeadvmojacar.com>

Water sports

Almeria is a first-rate water sports destination with clean and clear coastal waters and an idyllic shoreline that remains peaceful and uncrowded virtually all year long. With the most beautiful of beaches, lapped by the Mediterranean Sea, it offers unbeatable locations for the pursuit of water

sports, in particular, scuba diving, sailing, windsurfing and kitesurfing.

Butterfly Garden

The Níjar Butterfly Garden is a zoological garden of tropical butterflies where visitors can walk, enjoy the magic and beauty of butterflies flying freely and learn about their cycle, habitat, feeding or reproduction.

<http://www.mariposariodenijar.com>



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