

Vera Playa

Duplex/Townhouse / Casa adosada

€145,000

Ref: B2109

SOLD



3



2



146 m²



89 m²



✓



✓



5 min.



Consumption
E - 150kW

Emissions
E - 27kg

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Ref: B2109 — <https://www.spanishpropertychoice.com/B2109>

Property Purchase Expenses

Property price	€145,000 (£124,918)
Transfer tax 7%	€10,150 (£8,744)
Notary fees (approx)	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx)	€1,500 (£1,292)

Fees and Taxes

Communal fees	€92.71 per month
IBI property tax	€393.00 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,585)
Remainder of deposit to 10%	€11,500 (£9,907)
Final Payment of 90% on completion ...	€130,500 (£112,426)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

SOLD DECEMBER 2023

This is a lovely three bedroom, two bathroom Duplex-Townhouse, on a corner plot, located on the popular community of Al Andalus Thalassa in Vera Playa.

The property is located in one of the best private communities in Vera playa, which offers two swimming pools plus a heated indoor pool and sauna that is open all winter long.

The community also offers well maintained gardens, communal areas, and a children's playground.

Entrance to the property is via a small private garden which takes you into a living/dining area, which can accommodate all of the necessary items of furniture you would normally require. There is also air conditioning.

A separate fully fitted kitchen leads off from the living area.

This offers a good range of wall and base units, built in microwave oven, plus all appliances as shown. A separate utility area compliments the kitchen.

On the ground level past the stairs is a double bedroom with built in wardrobe, a shower room with sink and toilet and a small under stairs store room.

The nicely tiled staircase leads up to the first floor where the two additional bedrooms and bathroom are situated.

The first twin bedroom has fitted wardrobes plus a Juliet balcony.

The second double bedroom overlooks the attractive gardens and has a separate door to a large sun terrace, it includes built in wardrobes and has air conditioning installed.

The bathroom has bath with overhead shower, toilet, bidet and vanity unit.

The first floor landing has a separate door leading onto the large sun terrace with those attractive garden views. It can accommodate some loungers or potentially table and chairs plus provides some shading for those long sunny days!

A dedicated parking bay is included with this property.

The complex is well situated for access to shops, bars and restaurants. The beach is only 3 km away (5 min by car) so it can easily be reached by walking. For those who cycle enthusiasts, there is a cycle lane that leads to the beach and continues around Vera town. Nearby are the popular coastal towns of Garrucha, Palomares and Villaricos.

If you would like more information about this property or to arrange a viewing please contact Spanish Property Choice on 0034 950 615 388

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible