

Valle del Este Golf

Duplex/Townhouse / Casa adosada

€129,950

Ref: B2125

SOLD



3



2



156 m²



106 m²



✓



✓



✓



Consumption
E - 166kW

Emissions
E - 31kg

Tel: +34 950 615 388
www.spanishpropertychoice.com



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Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€129,950 (£109,796)
Transfer tax 7%	€9,097 (£7,686)
Notary fees (approx)	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx)	€1,500 (£1,267)

Fees and Taxes

Communal fees	€93.82 per month
IBI property tax	€372.26 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,535)
Remainder of deposit to 10%	€9,995 (£8,445)
Final Payment of 90% on completion	€116,955 (£98,816)

* 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 JULY 2024

This is an immaculate three bedroom, two bathroom, three storey triplex is located on the popular Valle Del Este, Golf Resort in Vera which offers a lovely maintained communal swimming pool surrounded by gardens, a hotel and a commercial centre.

Valle del Este is ideally located as it is just a 5-minutes drive from the local shops of Vera (where you can obtain all your day to day requirements, in addition to several bars and restaurants offering good local food) and 15- minutes drive to the wonderful beaches of Vera Playa.

The property is on Los Olivos 1, within the community of Los Naranjos. It offers 106m² of living space, making it a perfect spacious permanent or holiday home!

Ideally the property is south east facing, meaning that you will benefit from a lot of sunshine during both the summer and winter months.

You can enjoy the al fresco living that this area offers as the triplex offers over 40m² of private garden and terraces.

There is also a private courtyard to rear of property with a storage room and utility area.

The rear terrace leads to a private parking space within the secure parking area.

The property is walled and gated, meaning if you have pets or small children, that they are safely contained.

Entrance to the property from the pool area, is via the rear garden area. Here there is plenty of room for a table and chairs.

From here, you access the kitchen.

This is a lovely light area, offering ample storage in the form of wall and base units and standard white goods.

A serving hatch joins the kitchen to the dining/living room.

Leaving the kitchen area to the left, you then enter a useful utility area and there is also an under-stairs storage cupboard.

Turning right from the kitchen, you enter the lovely light living space, incorporating both the living and dining area.

This is a well presented area, with a corner fireplace to keep you warm in the cooler winter evenings and air conditioning for maintaining an ambient temperature all year round. The sofa is also a sofa bed and offers additional storage space.

From here there is a door to the front of the property. Here there is a terraced area, again large enough for external furniture and steps from here take you to the garden area.

Returning to the living area, stairs will take you to the first floor of the property.

Here you will find two double bedrooms. The first double is a good size, offering fitted wardrobes and a ceiling fan light and air conditioning. It also has a glass door taking you out to a small private terrace area.

The second double bedroom offers identical to the first bedroom.

At the end of the landing is the family bathroom. This has a bathtub with overhead shower and glass curtain.

A further staircase will take you to the third floor of the property.

Here you will find the third large double bedroom. Ideally it also offers fitted wardrobes and glass doors to a private p...