

Vera Playa

Apartment / Apartamento

€169,995

Ref: B2154

RESERVED



3



2



105 m²



✓



✓



1 min.



✓



Consumption
E - 142kW

Emissions
E - 28kg

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Ref: B2154 — <https://www.spanishpropertychoice.com/B2154>

Property Purchase Expenses

Property price	€169,995 (£144,905)
Transfer tax 7%	€11,900 (£10,143)
Notary fees (approx)	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx)	€1,500 (£1,279)

Fees and Taxes

Communal fees	€66.78 per month
IBI property tax	€529.47 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,557)
Remainder of deposit to 10%	€14,000 (£11,933)
Final Payment of 90% on completion	€152,996 (£130,415)

* 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

****RESERVED MAY 2024****

This is a lovely penthouse, three bedroom, two bathroom, east facing apartment located on the community of La Aldea, in Vera Playa.

La Aldea offers two communal swimming pools and garden areas.

The apartment is actually two apartments, that have been converted into a large apartment, and you can imagine that the solarium (which offers a space of 109.13m²) is quite a stunning space, offering views of the Mediterranean Sea and mountains.

Technically, the converted apartment is classed as a three bedroom, and two bathroom apartment. However, the vendor has adapted the space from the conversion, to include a further bedroom, so it does offer four bedrooms.

The apartment is on a gated community and access to the apartment is via the communal walkway.

Access to the bloque is again secure and then stairs take you to the top floor.

From here you enter the large living space.

This has ample room for both dining and lounge furniture, and is a bright space, thanks to the window and door leading to your terrace, allowing natural light and ventilation.

Off this room, you have your galley style kitchen. This offers an abundance of storage space. Again a window allows natural light and ventilation, and a door will take you to a tiled rear terrace area, ideal for using as a utility space, with room for washing machine, tumble dryer and the boiler is also housed here.

Further on, from the left of the entrance door, an internal glassed door takes you to the first two bedrooms and bathroom.

The bathroom is fully fitted with a bathtub and overhead shower.

Opposite here is an ideal storage room.

Then the bedrooms.

First two bedrooms are both single and they both offer you fitted wardrobes.

Then onto a double bedroom, again with fitted wardrobes.

Opposite the double bedroom, a door takes you out to a private terrace area.

Returning to the living area, a further door will take you out to another private terrace area, with views to the community.

A separate door which enjoys this space takes you into a large double bedroom. This is a lovely space, again with fitted wardrobes and enjoying an en-suite bathroom, with a large walk in shower.

The solarium is reached from a door from the living area. Steps take you this large space, with those aforementioned views of the sea.

Here there is ample room for your sun-loungers, and table and chairs, to make the most of the al fresco lifestyle that this area encourages. Ideally there is also a Toldo in situ, allowing some shade from the hot summer sunshine.

The apartment offers dual purpose air conditioning/heating and there is also a parking space allocated to the apartment.

Contact us today on 0034 950 615 388 to arrange a viewing.