

# Vera Playa

Apartment / Apartamento

€109,995

Ref: B2185

SOLD



2



2



110 m<sup>2</sup>



64 m<sup>2</sup>



✓



✓



5 min.



Consumption  
E - 140kW

Emissions  
E - 26kg

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Ref: B2185 — <https://www.spanishpropertychoice.com/B2185>

## Property Purchase Expenses

Property price .....	€109,995 (£94,057)
Transfer tax 7% .....	€7,700 (£6,584)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

Communal fees .....	€62.77 per month
IBI property tax .....	€259.98 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,565)
Remainder of deposit to 10% .....	€8,000 (£6,840)
Final Payment of 90% on completion ...	€98,996 (£84,651)

\* 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 MARCH 2024\*\*\*

This is a lovely ground floor two bedroom, two bathroom ground floor apartment, in a good location and south facing, located on the popular Al-Andalus Residential Community in Vera Playa.

The Al-Andalus Residential Community, is one of the best-kept communities within the area, offering both an indoor and outdoor communal swimming pool, gym, tennis court, beautiful well maintained gardens and a children's play areas.

There is a large garden area of 45.68ms, meaning that you have plenty of space to enjoy the al fresco living that this area promotes.

As mentioned, the property is south facing, so enjoys plenty of sunshine all year round.

Access to the property takes you into a good sized, bright and airy living/dining area. From here, double glazed patio doors lead out to the front terraced area.

Moving on from here, you will find a separate, fully fitted kitchen, which offers ample storage units and granite worktops.

All appliances are included and it is tiled for easy maintenance.

From this area, you can access a small external terrace, which is fantastic for extra storage.

The two bedrooms are located on either side of the property.

The first room, used as a twin is of a good size offering fitted wardrobes, that provides essential storage space.

Opposite here you have the fully tiled family bathroom, with bath and overhead shower.

The main bedroom is a double and offers an en-suite bathroom, complete with a bath, overhead shower, vanity unit and sink. There is also a window located here, ideal for ventilation.

Again it offers fitted wardrobes and also views to the garden area.

The property offers Air Conditioning and also a private parking space.

This is a lovely property and ideal for a holiday home, permanent home or even as a rental investment.

The location, ensures that you are close to amenities, including bars, restaurants etc. and within a few minutes drive to Vera Playa, Garrucha and Mojacar, which also offer excellent amenities.

The property has a LPO, which means that a Tourism Licence could be obtained, an ideal opportunity for a holiday rental income.

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

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