

Vera Playa

Apartment / Apartamento

€115,000

Ref: B2188

RESERVED



2



2



63 m²



✓



✓



4 min.



✓



Consumption
F - 146kW

Emissions
E - 27kg

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

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Property Purchase Expenses

Property price	€115,000 (£97,914)
Transfer tax 7%	€8,050 (£6,854)
Notary fees (approx)	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx)	€1,500 (£1,277)

Fees and Taxes

Communal fees	€66.82 per month
IBI property tax	€301.56 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,554)
Remainder of deposit to 10%	€8,500 (£7,237)
Final Payment of 90% on completion	€103,500 (£88,123)

* 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 JUNE 2024

Welcome to this charming first-floor two-bedroom, two-bathroom apartment situated in the Al-Andalus Hills community.

Al-Andalus Hills is renowned for its tranquil atmosphere and well-kept surroundings, making it a sought-after destination for those who appreciate a serene living environment.

This is a lovely, well maintained small community, boasting the luxury of two communal swimming pools – one being indoor.

The exterior of the property has recently been fully decorated, including all of the exterior walls, and iron work. In addition, the interior of the balcony/terrace area as well as the parking and pool enclosures have also been decorated during 2023.

The location is truly ideal, offering convenient access to both the beach and the local amenities, including bars, restaurants, shops, and supermarkets.

Upon arrival, you'll access the property via a flight of stairs leading to a communal terrace space, providing entry to this apartment and one other.

As you step into the apartment, you'll be greeted by a light and bright open-plan living/dining space.

Large patio doors in this area open up to a private terrace, offering stunning views of the community and creating an inviting space for al fresco living. Thanks to the orientation of the property, it provides an ideal base for those wanting to enjoy relaxing in the afternoon from mid-day, and into the evening, when you can enjoy stunning sunsets.

The terrace offers far reaching views of the mountains and surrounding countryside.

The kitchen is both spacious and functional, featuring ample storage space with well-designed wall and base units.

Both bedrooms are conveniently located off the lounge/diner area. Each bedroom offers fitted wardrobes, ensuring ample storage for your belongings. The master bedroom adds a touch of elegance with its Juliette balcony, providing a charming space to relax and unwind. Additionally, the master bedroom boasts a fully fitted en-suite bathroom.

In addition to the master bedroom's en-suite, there is a fully fitted family bathroom, providing convenience and flexibility, for visiting family and guests.

The vendors have recent installation of dual function air conditioning units in each of the bedrooms and the living area. These are touch sensitive and ideally automatically switch off after two hours of use.

The property features and location make it an attractive proposition for those looking to enjoy the Mediterranean lifestyle while having easy access to essential amenities. The combination of communal pools, private terrace, and well-appointed living spaces enhances the overall appeal of this residence.

Looking forward, the Murcia - Almeria, Mediterranean Corridor high speed rail link is due to be completed in 2026, with new stations being in Lorca and in Vera.

This will allow easy travel to other regions of Spain, with much reduced travel time.

If you're captivated by the prosp...