

Vera Playa

Apartment / Apartamento

€175,000

Ref: B2217

RESERVED



3



2



249 m²



96 m²



✓



✓



4 min.



Consumption
E - 132kW

Emissions
E - 24kg

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Ref: B2217 — <https://www.spanishpropertychoice.com/B2217>

Property Purchase Expenses

Property price	€175,000 (£147,898)
Transfer tax 7%	€12,250 (£10,353)
Notary fees (approx)	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx)	€1,500 (£1,268)

Fees and Taxes

Communal fees	€114.67 per month
IBI property tax	€164.65 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,535)
Remainder of deposit to 10%	€14,500 (£12,254)
Final Payment of 90% on completion ...	€157,500 (£133,108)

* 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

An opportunity to experience coastal living at its finest, with this charming ground floor apartment.

It enjoys an excellent position, and boasts 3 bedrooms, 2 bathrooms and a fantastic wrap around garden and terraces.

The community is beautifully maintained, offering landscaped gardens, outdoor adult and children's swimming pool, indoor heated swimming pool, children's play area and all year round maintenance.

With easy access from the communal areas and street, an entrance terrace leads up to the main front door as well as a gated pathway leading around to the garden.

Internally the home is spacious and bright, benefiting from additional windows as the apartment is semi-detached.

The entrance hallway leads through into the fitted kitchen. This is a generous size room with ample floor and wall cabinets, a breakfast bar and a useful outside utility and storage patio.

Continuing along the hallway there is a family bathroom and 3 double bedrooms, all fitted with double wardrobes.

The primary bedroom also offers its own en-suite bathroom and there are patio doors leading out to the garden area.

The lounge is large enough for a full size dining table and 2 sofas with sliding glass doors.

The exterior space with this apartment is incredible with a covered terrace ideal for dining, a private wrap around garden and uninterrupted views of the countryside and distant mountains.

There is ample parking outside of the community, however the vendor has confirmed that there is normally a lot of unused parking spaces inside and that it is possible to use these, when not occupied.

There are currently underpinning works being carried out on one block on the community.

However, the works are on a completely different block from where this property is situated, so it is not affected.

The works however, have impacted on the community fees and there has been an increase for all members of the community, despite the works not being carried out on their own property, which will continue until August 2024.

Thereafter, we understand that there will be a cost moving forward, which can be paid upfront in total, or monthly.

The vendors have confirmed to us that this figure has now been paid, so there will be no costs for the work passed to any