

# Vera Playa

Apartment / Apartamento

€119,995

Ref: B2257



2



2



79 m<sup>2</sup>



76 m<sup>2</sup>



✓



✓



5 min.



Consumption  
Applied for

Emissions  
Applied for

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**Ref: B2257 — <https://www.spanishpropertychoice.com/B2257>**

## Property Purchase Expenses

Property price .....	€119,995 (£102,545)
Transfer tax 7% .....	€8,400 (£7,178)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,282)

## Fees and Taxes

Communal fees ..... €97.00 per month

## Standard form of payment

Reservation deposit .....	€3,000 (£2,564)
Remainder of deposit to 10% .....	€9,000 (£7,691)
Final Payment of 90% on completion ....	€107,996 (£92,291)

\* 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

This is a wonderful fourth floor two bedroom, two-bathroom apartment situated in the popular community of Veranda Agua, in Vera playa.

This looked after and secure community boasts some well-maintained gardens, a communal outdoor swimming pool, small gym, padel court and a lift.

The stunning Vera playa is only a short walk away or a few minutes' drive together with the local bars, restaurants, shops and supermarkets.

The property comes with a private covered parking space.

The apartment boasts a spacious living and dining room with a patio door which leads out onto a covered private terrace. This south facing terrace is large enough for a dining or seating area with views of the nearby coast and surrounding salt lakes plus distant views of Mojacar pueblo and the Sierra Cabrera mountains.

There is a fully fitted kitchen with granite worktops and ample storage cabinets.

The main double bedroom offers a fitted wardrobe and sliding doors to the terrace. The en-suite bathroom is tiled and features a bath tub with overhead shower.

The guest double bedroom has a smaller wardrobe, also with access to the terrace. Opposite is the guest bathroom which has a walk in shower.

The apartment benefits from air conditioning in the lounge and main bedroom.

This is an ideal holiday home which also offers excellent rental potential.

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

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