

Vera Playa

Apartment / Apartamento

€245,000

Ref: E164



3



2



104 m²



✓



2 min.



✓



Consumption
Applied for

Emissions
Applied for

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Property Purchase Expenses

Property price	€245,000 (£209,500)
Transfer tax 10%	€24,500 (£20,950)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,283)

Standard form of payment

Reservation deposit	€3,000 (£2,565)
Remainder of deposit to 10%	€21,500 (£18,385)
Final Payment of 90% on completion	€220,500 (£188,550)

* 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

PUERTA DE ORIENTE

BRAND NEW apartments currently under construction and due for completion April 2025.

Show House of a 3 bedroom/2 bath ground floor apartment is available for viewing.

In collaboration with our Spanish partners, we are delighted to be able to offer you an opportunity to buy a beautiful apartment located in Vera Playa on the Puerta De Oriente complex situated just a 5-minute walk to the beach and local amenities.

We are able to offer you unit number 22 which is a three bedroom, two bathroom groundfloor apartment with a build size of 111ms with a 97ms outdoor garden area

Please note the prices do not include IVA at 10%

These beautiful 3 bedroom, 2 bathroom properties are located in a residential area close to the beautiful beaches of Vera Playa, and within a short walk to a small shopping centre with bars and restaurants plus the Aqua Park.

The urbanisation is secured with one entrance gate with video control. Each block in the urbanisation has a lift and video entry telephone, and has been specially designed to enable persons with disabilities to move around freely.

The properties have fully fitted kitchens with wall and base units and are equipped with electric oven, ceramic hob, extractor fan, sink, and a washing machine.

The bathrooms are presented with high quality fittings such as glass walled non-slip showers with sliding doors in the en-suit bathrooms, and large mirrors

All bedrooms have built in wardrobes for storage

An added feature is that the height of the ceilings is slightly higher than average at 2.95 meters

Additional features include:-

- Each apartment has been designed using classic Feng Shui principles, with sustainable designs in relation to the position of the main doors and the general plan of the apartments. Architectural
- The position of the main entrance, swimming pool and relaxation areas.
- The facades are specially prepared with acoustic and thermal insulation
- Fixed sunshades placed over the windows that receive most sunlight
- Entry doors and hinged windows facilitating cross control ventilation
- Folding shutters with adjustable slats that can be directed as required
- Aerothermal renewable energy system for hot water production, air conditioning and heat production
- Sound insulation between the properties
- Special underground structure to prevent the possibility of damp in the ground floor apartments
- Combined pavement in private gardens and solariums composed by ceramic or composite slats and artificial grass.

For more information or to arrange a viewing please call Spanish property Choice on 0034 950 615 388