

# Valle del Este Golf

## Apartment / Apartamento

€129,950

Ref: B2120

SOLD



2



2



115 m<sup>2</sup>



94 m<sup>2</sup>



✓



✓



15 min.



Consumption  
E

Emissions  
E - 27kg

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## Property Purchase Expenses

Property price .....	€129,950 (£112,446)
Transfer tax 7% .....	€9,097 (£7,871)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€107.39 per month
IBI property tax .....	€330.42 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€9,995 (£8,649)
Final Payment of 90% on completion ....	€116,955 (£101,201)

\* 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 DECEMBER 2024\*\*\*

This south facing, two-bedroom, two-bathroom apartment with stunning southerly views towards the Sierra Cabrerias and countryside, surrounding the popular Valle del Este Golf Resort.

This orientation, means that you can enjoy all day sunshine and the property is bright and airy.

The apartment is located on the first floor in Don Diego which is a lovely community, offering a communal swimming pool, lovely maintained gardens and grassed areas, where you can enjoy the warm sunshine and seating areas.

Valle del Este is ideally located a short drive from the town of Vera, where you have all the amenities that you would require and 15 minutes drive to the lovely beaches of Vera Playa. The resort also offers a 4-star spa hotel, restaurants and bars, which can be used by residents.

Access is via communal steps from where you access the apartment.

From here you are led into a hallway.

Immediately on your left is the kitchen which is a very generous size, with ample storage and white goods. Conveniently, there is also a breakfast bar area. From the window you have views over the community.

Moving on, you then enter the large living and dining area.

This is a lovely light room, enjoying air-conditioning and has triple patio doors, taking you to a large covered private terrace.

The terrace measures 20.95m<sup>2</sup>, so is a lovely large space, offering ample space for a large table and chairs and any additional furniture/plants you might require.

From here you have wonderful views of the golf course and swimming pool area and also distant mountains.

Returning to the living area, you access the main bedroom, with an en-suite bathroom.

A lovely light room, with fitted wardrobes and a ceiling light fan to maintain that ambient temperature throughout the year.

The en-suite offers a walk in shower.

Opposite the main bedroom is the second bedroom. Again of a good size, with fitted wardrobes and a ceiling light fan.

This room offers those aforementioned views over the golf course and distant mountains.

Finally, the family bathroom, with bath and overhead shower.

This property has a private parking space in addition to a trastero, which is ideal for storage and a handy place to keep those golf clubs!

The apartment has been vacant for some time so will require general maintenance but is still in great condition.

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