

# Vera Playa

Apartment / Apartamento

€124,950

Ref: B2296

RESERVED



2



1



70 m<sup>2</sup>



57 m<sup>2</sup>



✓



✓



5 min.



Consumption  
E - 127kW

Emissions  
E - 23kg

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Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€124,950 (£103,506)
Transfer tax 7% .....	€8,747 (£7,245)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,243)

## Fees and Taxes

Communal fees .....	€104.99 per month
IBI property tax .....	€286.98 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,485)
Remainder of deposit to 10% .....	€9,495 (£7,865)
Final Payment of 90% on completion ...	€112,455 (£93,155)

\* 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 - FEBRUARY\*\***

We are pleased to present this two bedroom, one-bathroom, second floor apartment, located in Vera Playa.

The apartment is on Lomas del Mar V, which offers two outdoor swimming pools and one indoors, which is heated. In addition, there is a playground and a padel tennis court.

Ideally, you are only a short distance to the local shops and amenities and also the coast.

Access to the apartment is via stairs.

From here, you enter the lounge and dining area.

This is a lovely light and bright space, thanks to the double glass doors taking you out to your private terrace area.

From the living area, you enter a separate galley kitchen. This offers white goods and ample storage with both base and wall units.

There is also a utility area, offering additional storage space, and again allowing natural light.

Moving on to the bedrooms.

The main bedroom, has double glass doors to a small balcony and fitted wardrobes.

Opposite is your second double bedroom, with a glass door taking you out to the private terrace that you can also access from the living area. This also offers fitted wardrobes.

In between the bedrooms, is the family bathroom, offering a bath tub and overhead shower.

The aforementioned terrace, is a good size with views to the community.

Stairs from here will take you to the private solarium measuring 52.37m<sup>2</sup>.

This is such a beautiful area, with different seating area, and beautifully presented with indigenous plants, bringing a splash of colour.

Views from here are of the Mediterranean Sea, the surrounding countryside and mountains.

Ideally there is a covered parking bay and integral dual air-conditioning.

The property is being sold unfurnished, but if the furniture is required, this is possible, but with a separate agreement.

Please contact us to arrange a viewing.