

Vera Playa

Apartment / Apartamento

€139,995

Ref: B2316

RESERVED



2



2



106 m²



63 m²



✓



✓



5 min.



Consumption
Applied for

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com



spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Ref: B2316 — <https://www.spanishpropertychoice.com/B2316>

Property Purchase Expenses

Property price	€139,995 (£117,124)
Transfer tax 7%	€9,800 (£8,199)
Notary fees (approx)	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx)	€1,500 (£1,255)

Fees and Taxes

Communal fees	€78.12 per month
IBI property tax	€210.30 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,510)
Remainder of deposit to 10%	€11,000 (£9,203)
Final Payment of 90% on completion ...	€125,996 (£105,412)

* 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 MARCH 2025 ****

A superb ground floor, 2 bedroom apartment located on the immaculate community of Al Andalus Hills.

With a short walk to the local amenities, bus stop and coast, this property is ideal for all year round living or a perfect lock up and leave with excellent rental potential.

The gated community has private covered, allocated parking for each property. The grounds are kept to a very high standard with an on-site gardener, and the community offers a children's play area, indoor heated swimming pool and large outdoor swimming pool with gardens.

The apartment is located on the ground floor with direct access from the parking.

The private garden is accessed via a metal gate, and consists of low maintenance grounds, artificial grass ideal for a sunbathing area, side terrace for storage and an elevated covered terrace large enough for a full size table and seating.

Inside the property offers a comfortable living space with patio doors over-looking the terrace.

To the rear of the apartment is the fully fitted kitchen which comes with all electrical appliances and an internal courtyard and utility area.

The guest bedroom has twin beds and fitted wardrobes with views over the side terrace.

A family bathroom is ideally located off the living space.

The primary bedroom is a bright and airy room with built in wardrobes and en-suite bathroom.

An excellent property! Contact us today to arrange your viewing.

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