

# Vera Playa

## Duplex/Townhouse / Casa adosada

€215,000

Ref: B2348

RESERVED



3



3



103 m²



163 m²



✓



✓



2 min.



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€215,000 (£181,374)
Transfer tax 7% .....	€15,050 (£12,696)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,265)

## Fees and Taxes

Communal fees .....	€112.68 per month
IBI property tax .....	€436.32 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,531)
Remainder of deposit to 10% .....	€18,500 (£15,607)
Final Payment of 90% on completion ....	€193,500 (£163,237)

\* 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 JUNE 2025 \*\*\*\*

We are delighted to present this well-maintained duplex townhouse, ideally located in the highly sought-after residential complex of El Faro in Vera Playa.

This attractive home is arranged over four floors, three of which offer spacious, comfortable living. The main living and sleeping accommodation is spread across the ground floor and two upper levels, with a bright lounge, a fully fitted kitchen and generously sized bedrooms. Each bedroom features built-in wardrobes for added convenience and all rooms benefit from dual air conditioning for both heating and cooling, ensuring comfort all year round.

A standout feature of the property is the large underbuild which provides secure private underground parking and a generous flexible space - perfect for storage, a workshop or even a hobby room.

Outside, the home enjoys a private garden and terraces, ideal for outdoor dining or simply relaxing in the sun. Residents also have access to beautifully maintained communal gardens and two large swimming pools. The property is just a short walk from the beach, local shops and restaurants making it perfectly located for both holidaymakers and year-round residents.

The townhouse comes furnished and key ready, meaning it's fully prepared for immediate occupancy or letting - just move in and enjoy.

Whether you're looking for a permanent home, a holiday retreat or a smart rental investment, this is a fantastic opportunity in one of Vera Playa's most desirable communities.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.

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