

# Vera Playa

Apartment / Apartamento

€215,000

Ref: E215



3



2



98 m<sup>2</sup>



✓



✓



2 min.



✓



Consumption  
Applied for

Emissions  
Applied for

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



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€215,000 (£182,176)
Transfer tax 10% .....	€21,500 (£18,218)
Notary fees (approx) .....	€750 (£635)
Land registry fees (approx) ...	€750 (£635)
Legal fees (approx) .....	€1,500 (£1,271)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,542)
Remainder of deposit to 10% .....	€18,500 (£15,676)
Final Payment of 90% on completion ....	€193,500 (£163,958)

\* 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- VERA PLAYA

BRAND NEW apartments currently under construction and due for completion PHASE 2- Spring 2025 and PHASE 3 (SPRING 2026).

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 a three bedroom, two bathroom apartment including an assigned private parking space.

AVAILABLE APARTMENTS FOR SALE:

BL2 PP-1: 3 bed / 2 bath - 215,000€ - First Floor - Build size (98m2)

BL2 PB-2: 3 bed / 2 bath - 245,000€ - Ground Floor - Build size (111m2)

BL6 PP-1: 3 bed / 2 bath - 243,800€ - First Floor - Build size (112m2)

Please note the prices do not include IVA at 10%

These beautiful two bedroom, two 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 upper floor apartments have terraces of different sizes.

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-suite 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 Architectural designs in relation to the position of the main doors and the general plan of the apartments.
- 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