

# Velez Rubio

Apartment / Apartamento

€75,000

Ref: E230



2



1



35 m<sup>2</sup>



67 m<sup>2</sup>



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€75,000 (£61,986)
Transfer tax 7% .....	€5,250 (£4,339)
Notary fees (approx) .....	€750 (£620)
Land registry fees (approx) ...	€750 (£620)
Legal fees (approx) .....	€1,500 (£1,240)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,479)
Remainder of deposit to 10% .....	€4,500 (£3,719)
Final Payment of 90% on completion ....	€67,500 (£55,787)

\* 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

We are pleased to offer in collaboration with our Spanish Partner a totally refurbished ground floor, 2 double bedroom apartment for sale in the heart of Velez Rubio, Almeria, Southern Spain for 75,000 euros.

### Highlights

Totally reformed- legally

2 double bedrooms

Ground floor with outside enclosed rear garden

Opposite a beautiful central park

Walk in dressing room

Brand new Kitchen with built in oven and built in central island

Brand new bathroom with good-sized walk-in shower

Placed in the centre of Velez Rubio with all your amenities within a few minutes' walk

The current owners have totally reformed the whole building to offer a feel of a new build apartment. The reform has been completed to a high standard and includes - all walls re-plastered, new boiler, all electrics and cabling replaced, new water boilers, a new fitted kitchen including oven, hob and extractor fan, centre feature island housing the sink, fully fitted bathroom-with good size walk in shower. All external windows and doors are UVPC, all internal doors are also new.

This 2 double bedroom apartment also has an outside enclosed private courtyard and separate entrance at the front.

A key feature to the property is the luxury of a separate dressing room that leads through to the new bathroom.

The apartment is centrally placed with all your amenities within walking distance, the bonus is it opposite a central park with lake-so gives an open air and spacious feeling.

We enter the apartment to the right-hand side of the building, into the open plan lounge/kitchen/diner. The area is light, bright and spacious.

There are three doorways leading to the left- here we have the first double bedroom which is placed to the front. The dressing room leading to the bathroom is in the centre, with the final bedroom being at the back.

The kitchen area sits to the back of the living area- with fitted floor and wall cupboards with the oven, hob and extractor fan fitted.

There is then the feature island in the centre- this is a two-level island-giving a raised dining bar area with additional storage cupboards underneath, the joining side is lower with the fitted sink. There is plumbing for a washing machine.

There is a UVPC door leading to the rear garden-this is enclosed by walling giving a private space. This area is already concreted for easy maintenance.

The property is turnkey ready- you just need to unload your furniture and start enjoying town life with views of the park opposite.

Rubio, Vélez Blanco & Chirivel.

All the surrounding towns offer quite impressive scenery Velez Blanco- having its own Castle that sits proudly in the mountains overlooking the valleys.