

# Vera Villa

€127,800

Ref: E246



2



1



200 m<sup>2</sup>



60 m<sup>2</sup>



✓



15 min.



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€127,800 (£107,159)
Transfer tax 7% .....	€8,946 (£7,501)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,258)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,515)
Remainder of deposit to 10% .....	€9,780 (£8,200)
Final Payment of 90% on completion ....	€115,020 (£96,443)

\* 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

### 2-BEDROOM PROPERTY WITH PLOT IN VERA PUEBLO

Discover this fantastic ground-floor property, currently under renovation. It will be delivered with building works fully completed. The finishes and quality will be similar to the attached photos.

The renovation focuses on the concept of open-plan spaces, integrating the kitchen (units and appliances not included), living room, and dining area in a wall-free layout. This design promotes a social space where the area flows naturally, creating a spacious, bright, and cozy atmosphere. The open-plan proposal transforms how families use and interact within their home.

This property offers great brightness and warmth. It has a built area of 60 m<sup>2</sup> on a 200 m<sup>2</sup> plot, where you can enjoy the wonderful climate by creating a barbecue area.

The property layout includes a living-dining room-kitchen, a bathroom (not furnished), and 2 bedrooms. Additionally, it has pre-installation for air conditioning and ducted heating throughout the house.

Located on the outskirts of Vera Pueblo, this property is just a few minutes away from all the necessary services: supermarkets, a health center, schools, banks, and sports centers. It is also just 15 minutes from the impressive Vera Playa beaches, known for their many beach bars and restaurants, and close to charming villages like Villaricos and Mojácar. It is 90 km from Almería Airport and 200 km from Alicante Airport.

(Note: Furniture, kitchen units/appliances and bathroom furnishings are not included.)

Don't miss the opportunity to visit your new home! Call us and schedule your visit!

The expected completion date for the renovation is the end of May 2025.

PRICE: €127,800

COMMUNITY FEES: NONE

IBI: NOT AVAILABLE, AS IT IS A NEWLY CREATED COMPLEX

There is the option of adding an additional bedroom to make it a 3 bedroom bungalow, the sale price will be 133,600€

NB, the Town Hall has confirmed that swimming pool installation would not be allowed.

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