

# Vera Villa

€289,000

Ref: E248



3



2



350 m<sup>2</sup>



85 m<sup>2</sup>



✓



10 min.



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€289,000 (£242,153)
Transfer tax 10% .....	€28,900 (£24,215)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,257)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,514)
Remainder of deposit to 10% .....	€25,900 (£21,702)
Final Payment of 90% on completion ...	€260,100 (£217,938)

\* 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

MODEL 3-78

Exclusive Villa in El Palmeral - Vera (Almeria)

Please note: Architect drawings are based on models 125 and 150

(Floor plans will be available soon - watch this space)

Welcome to the home of your dreams in the exclusive El Palmeral Residential complex! Enjoy comfort and style in a turnkey villa located in Vera Pueblo, with a spacious plot of 350 m<sup>2</sup>.

This modern and cozy villa is designed to offer maximum comfort and functionality, with all its rooms concentrated on a single 85 m<sup>2</sup> floor, optimizing every square meter for your convenience. The open kitchen and living-dining area create an environment where you can enjoy family life, with a large window that connects the interior to the exterior, allowing you to enjoy views of the garden and filling the space with natural light.

The villa also features three cozy bedrooms, all with direct access to the exterior, and two full bathrooms. Outside, you can enjoy wide areas finished with high-quality artificial grass, offering multiple possibilities, including the option to build a swimming pool, creating the perfect place to relax and enjoy the magnificent climate of the area. The property also has two private parking spaces.

The house will feature exceptional qualities and finishes, with porcelain stoneware tiles on the floors and in the bathrooms, solid MDF doors in white with black fittings, and aluminum exterior doors and windows with anthracite grey shutters. Additionally, the home is equipped with air conditioning and ducted heating, ensuring a pleasant atmosphere at any time of the year.

El Palmeral Residential is located in one of the most sought-after areas of Vera Pueblo, perfect for those looking for a prime location to live, close to all necessary services. The plots are south-facing, ideal for enjoying natural light all day long.

With an excellent south-facing orientation, this home is bathed in natural light, making it the perfect retreat where elegance and comfort come together in harmony.

Don't miss out on this unique opportunity! Contact us now to schedule a visit to your new home.

## PRICE AND CONDITIONS VILLAS EL PALMERAL

The offered price includes the plot, the execution project, the building permit, the ten-year insurance, the geotechnical study, laboratories, the OCT, and the construction of the house.

Model 2 - 78: 2 bedrooms, Ground floor,	€289,000 + VAT
Model 3 - 78: 3 bedrooms, Ground floor,	€289,000 + VAT
Model 3 - 90: 3 bedrooms, Ground floor,	€315,000 + VAT
Model 4 - 110: 4 bedrooms, Ground floor,	€339,000 + VAT
Model 3 - 125: 3 bedrooms, Two floors,	€355,000 + VAT
Model 4 - 150: 4 bedrooms, Two floors,	€386,000 + VAT

Payment Terms and Conditions:

Plot price: €109,000 + 21% VAT