

# Vera Playa

## Apartment / Apartamento

€135,000

Ref: E254



2



1



89 m<sup>2</sup>



73 m<sup>2</sup>



✓



✓



2 min.



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€135,000 (£114,723)
Transfer tax 7% .....	€9,450 (£8,031)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Fees and Taxes

Refuse fees .....	€205.60 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,549)
Remainder of deposit to 10% .....	€10,500 (£8,923)
Final Payment of 90% on completion ....	€121,500 (£103,251)

\* 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

**Elegant Penthouse in Private Residential Complex – Ideal Location & Amenities**

This bright and stylish penthouse is nestled within a well-maintained private residential community, offering comfort, leisure, and convenience. Perfectly positioned just 2 km from the beach, it is also within walking distance of Mercadona supermarket and Valdeserra School, making it an excellent choice for both permanent residence and vacation retreats.

**Key Features:**

**Prime Location:** Only 2 km from the beach, with easy access to supermarkets, schools, and key amenities.

**South-Facing Orientation:** Enjoy abundant natural light throughout the day.

**Spacious Layout:** Includes a generous living-dining area, a fully equipped independent kitchen, and two double bedrooms with built-in wardrobes.

**Outdoor Spaces:** A sunny terrace and balcony with picturesque views of landscaped communal gardens, plus a covered porch, ideal for outdoor dining and relaxation.

**Luxury Amenities:** Access to a communal swimming pool, green spaces, and a paddle tennis court—perfect for an active and enjoyable lifestyle.

**Additional Comforts:** Private parking space, air conditioning, and well-maintained condition.

**Excellent Connectivity:** Convenient road access with essential services nearby, ensuring both comfort and practicality.

This property presents a unique opportunity to enjoy a peaceful and refined lifestyle in a sought-after coastal location.

Please contact us to arrange a viewing.

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