

# Vera Playa

Apartment / Apartamento

€165,000

Ref: B2096

**SOLD**



3



2



160 m²



86 m²



✓



✓



5 min.



Consumption  
E - 96kW

Emissions  
E - 16kg

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C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€165,000 (£142,775)
Transfer tax 7% .....	€11,550 (£9,994)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€144.96 per month
IBI property tax .....	€171.06 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€13,500 (£11,682)
Final Payment of 90% on completion ....	€148,500 (£128,497)

\* 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

\*\*\*RESERVED JULY 2024\*\*\*

This is an ideal opportunity to purchase a three bedroom, two bathroom apartment, with two large terraces (measuring a total of 74m2!) on the popular community of Al Andalus Thalassa.

The apartment is located on the 3rd floor, however due to the positioning, you access it on the ground floor from the rear of the property via just a few steps.

Al Andalus Thalassa offers many facilities, communal swimming pools (including one being indoor and heated), a gym and padle/tennis court.

Ideally you are located a short 5-minutes drive to both the local shops and the beach.

Access from the rear of the property takes you into your large, private rear terrace. This is a huge space, with ample room for exterior furniture such as sun loungers, tables and chairs etc. it offers views of the countryside.

This terrace has the sun all afternoon, right through to the evening.

Entering the property through the Reja takes you to a small outside area, ideal for storage, then in to a small hallway.

On your right hand side, you have the first of two bathrooms. This has a walk in shower, handbasin and toilet.

Then onto the first of the double bedrooms, currently being used as a twin. This offers a fitted wardrobe and views to the front terrace.

The kitchen is a lovely light space. It offers white goods and ample storage space with glass doors leading you out to the rear terrace.

The main living space is large enough to accommodate a dining table and chairs and also a comfortable seating and relaxing area.

Double doors will take you to the front terrace, this again is a huge space, with plenty of room for you to enjoy al fresco living and dining and taking in the views of the Mediterranean Sea.

This is an ideal suntrap from the morning to the early afternoon.

The living area also offers air-conditioning.

Directly from here you access the further two double bedrooms and second family bathroom.

The second bedroom offers views over the countryside and large fitted wardrobes.

Directly opposite this is the third bedroom. This is the main bedroom, a lovely large room offering lots of natural light from the glass doors leading to the front terrace with sea views. Again it has large fitted wardrobes and also air-conditioning.

In-between, we have the family bathroom, with bath tub and overhead shower, vanity unit, a large matching wall mirror, bidet and toilet.

The apartment offers an underground garage space.

Contact us today on 0034 950 615 388 to arrange a viewing of this lovely property.