

Vera Playa

Apartment / Apartamento

€135,000

Ref: B2107



2



2



110 m²



82 m²



✓



5 min.



✓



Consumption
E - 154kW

Emissions
E - 29kg

Tel: +34 950 615 388
www.spanishpropertychoice.com



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Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€135,000 (£116,384)
Transfer tax 7%	€9,450 (£8,147)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Fees and Taxes

Communal fees	€122.34 per month
IBI property tax	€212.49 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€10,500 (£9,052)
Final Payment of 90% on completion ...	€121,500 (£104,745)

* 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

This property is ideal for anyone wanting to purchase an investment as it currently has a sitting tenant with a current rental potential of between 450€ and 500€ per calendar month and the tenant paying the utilities.

It also has a tourist licence so could be rented out for holiday lettings.

The apartment is located on Veranda Agua, which offers two swimming pools, an adults and a child's in addition to well maintained grounds and a children's play area.

It has two bedrooms and two bathrooms in addition to an allocated parking bay and is south facing.

Although technically the apartment is located on the 2nd floor, from the parking area it is ground floor and therefore very accessible for anyone with walking difficulties.

Access through the front door takes you into a light bright room, currently offering office space, a living area and dining area.

Leading off from here to the right, is a corridor.

From here you access the kitchen and all the bedrooms and bathrooms.

Firstly, the good sized kitchen area. This offers white goods and is fully tiled for easy maintenance. From here there is a doorway taking you to a rear terrace area, where the boiler is housed and you have a small utility area.

At the end of the corridor you have the main bedroom with en-suite bathroom.

This room is a good size and is light and bright thanks to the glass doors that take you out to your main terrace area.

There is a glass fronted fitted wardrobe and air-conditioning.

The en-suite has a fitted bathtub with overhead shower and glass curtain. There is also a handbasin and window for ventilation.

Continuing towards the living area, you have your second bedroom, currently being used as a twin. Again you have fitted wardrobes and you also have access to the main terrace area.

Opposite is the family bathroom, with a good size walk in shower.

Having reached the living area, you realise what a lovely light room this is and this is thanks to the large glass doors taking you out to a really good sized terrace area.

From this space you have views over the community, surrounding countryside and out to the Mediterranean Sea.

There is a covered part of the terrace to protect you from the hot Spanish sunshine and is ideal for a table and chairs, whilst there still remains ample room for sun-loungers etc.

Contact us today on 0034 950 615 388 to arrange a viewing.