Vera Playa
Apartment / Apartamento

Ref: B2136

€89,950

RESERVED

2	1	73 m²	57 m²	✔	✔	5 min.

Consumption
E - 139kW

Emissions
E - 25kg

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Ref: B2136 — https://www.spanishpropertychoice.com/B2136

Property Purchase Expenses

Property price €89,950 (£77,036)
Transfer tax 7% €6,297 (£5,393)
Notary fees (approx) €750 (£642)
Land registry fees (approx) ... €750 (£642)
Legal fees (approx) €1,500 (£1,285)

Fees and Taxes

Communal fees .... €63.01 per month
IBI property tax .... €94.75 per annum
Refuse fees .... €157.92 per annum

Standard form of payment

Reservation deposit €3,000 (£2,569)
Remainder of deposit to 10% €5,995 (£5,134)
Final Payment of 90% on completion €80,955 (£69,332)

* 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

Located in Lomas del Mar II, Vera Playa, this is a lovely two-bedroom, one-bathroom penthouse apartment.

Vera Playa, with its enviable weather boasting over 300 days of sunshine per year, sets the stage for a unique opportunity to embrace the Spanish coastal lifestyle. The area is renowned for its stunning beaches and a Mediterranean climate that beckons residents to embrace the beauty of seaside living.

As you step into the apartment, the kitchen greets you on the immediate right, seamlessly connected to the lounge/dining area – a perfect layout for entertaining guests.

The interior is bathed in natural light, thanks to large windows that invite the outdoors in, creating a warm and inviting atmosphere throughout.

These windows lead to the private terrace, a haven that offers ample space for outdoor activities. Whether you're dining al fresco, soaking up the sun, or savouring a glass of something nice, while witnessing a breath-taking sunset, the terrace becomes your personal sanctuary.

The terrace's focal point is the communal pool, visible from this vantage point. It's an ideal space to unwind after a busy day, immersing yourself in the tranquil ambiance of coastal living.

Both bedrooms within this penthouse are generously sized and equipped with fitted wardrobes, offering ample storage.

The main bedroom also features a glass door that opens onto the aforementioned terrace and the second bedroom is a versatile space, perfect for guests, children, or even as a home office or hobby area.

The thoughtful design of the apartment ensures that every corner is maximized for both comfort and functionality.

A family bathroom, strategically located between the bedrooms, features a bath with an overhead shower, a vanity unit, and a large wall mirror, combining style and practicality.

Ensuring convenience, the property comes with allocated parking – a valuable asset in any coastal area.

Whether you are seeking a holiday home, a permanent residence, or an investment property for rental income, this penthouse offers a versatile living space. With an ideal tourism license in place, it becomes the perfect choice for those considering holiday lets.

The vendor has provided an enticing prospect, suggesting a weekly rental income ranging between 700€ and 1050€.

Looking forward, the Murcia - Almeria, Mediterranean Corridor high speed rail link is due to be completed in 2026, with new stations being in Lorca and in Vera.

This will allow easy travel to other regions of Spain, with much reduced travel time.

To truly appreciate the allure of this coastal gem, contact us at 0034 950 615 388 to arrange a viewing.

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