

Vera Playa

Duplex/Townhouse / Casa adosada

€169,000

Ref: B2153



2



2



143 m²



106 m²



✓



2 min.



✓



Consumption
E - 129kW

Emissions
E - 23kg

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Ref: B2153 — <https://www.spanishpropertychoice.com/B2153>

Property Purchase Expenses

Property price	€169,000 (£140,968)
Transfer tax 7%	€11,830 (£9,868)
Notary fees (approx)	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx)	€1,500 (£1,251)

Fees and Taxes

Communal fees	€60.00 per month
IBI property tax	€303.74 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,502)
Remainder of deposit to 10%	€13,900 (£11,594)
Final Payment of 90% on completion ...	€152,100 (£126,871)

* 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 is a lovely duplex offering two double bedrooms and two bathrooms, located on Ronda de las Buganvillas in Vera Playa.

Its ideal location means that you have walking access to the amenities that this area offers including, bars, restaurants, supermarkets and shops.

In addition you are a stroll away via a paseo, which takes you to the busier town of Garrucha, which offers even more amenities including the renowned fish restaurants, with locally caught fish.

You are also on a well established bus route.

The duplex is on a gated community offering communal swimming pools.

Entrance to the property is via a gate and the ground floor external space has a cultivated hedge offering privacy.

The front door will take you directly in to a small vestibule and then moving forward into the open plan lounge / dining area. A good size space with double glass doors taking you out to the aforementioned private garden area.

From here you access the kitchen, a good space, offering ample storage and white goods. This is conveniently connected to the lounge/dining area by a servery and also has a doorway to a separate utility room.

On the ground floor you also have a bathroom with a walk in shower, w.c and vanity unit.

An archway from the main living room has the stairs that will take you to the first floor. Here you will find the two bedrooms and family bathroom.

The bathroom is tastefully tiled and offers a bath tub with overhead shower and glass curtains. It has a vanity unit, bidet and w.c.

Moving on to the first bedroom, this is a large light room with access to an upper terrace, which are accessed via double glass doors.

The second bedroom offers the same, again with access to the terrace area.

This area is large enough for some chairs and table from where you can enjoy the outside life with nearby views of the pool and of the community.

Both bedrooms offer fitted wardrobes.

The vendor has advised that they have installed new ceiling light fans in all rooms, there is new air-conditioning and a sunshade.

The property is being sold with some furniture, so will be ideal as a lock up and leave holiday home, a permanent home or even as an investment. All furniture is included except for the outdoor furniture (table, chairs and corner sofa), rugs, paintings/decorations and tvs. In addition all of the appliances being sold with the property are new.

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

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