

# Vera Playa

## Apartment / Apartamento

€95,990

Ref: B2165



1



1



51 m<sup>2</sup>



✓



✓



1 min.



✓



Consumption  
E - 144kW

Emissions  
E - 25kg

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## Property Purchase Expenses

Property price .....	€95,990 (£82,086)
Transfer tax 7% .....	€6,719 (£5,746)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

IBI property tax .....	€94.06 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,565)
Remainder of deposit to 10% .....	€6,599 (£5,643)
Final Payment of 90% on completion ....	€86,391 (£73,877)

\* 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 an ideal opportunity to purchase a ground floor, one bedroom, one bathroom apartment, just a couple of minutes walk to the wonderful Vera Playa and all the amenities that are on offer, including shops, bars, restaurants, supermarket etc.

The apartment is located in the private and secure Vera Coast community, which is in Las Marinas, just a step away from Las Bugarillas.

This is an ideal location as you are within walking distance to the local town of Garrucha, either via the Paseo or the roadway, where you will find an abundance of amenities.

Las Bugarillas itself, also offers plenty of amenities and you won't have far to go to enjoy a meal, coffee, local shops etc. and of course the wonderful beach.

In addition to all of this, you are located on a bus route, that will take you into Vera Pueblo, Garrucha and Mojacar.

The community is very well maintained offering gardens and two communal swimming pools.

Access is via a secure gate, attractive paved walkways with small gardens and trees. Once you reach the apartment, directly outside there is an area that can be used to place garden furniture allowing you to enjoy the wonderful climate. One of the two communal pools is just footsteps away.

You enter a large, bright and modern open living area, consisting of a kitchen, dining and lounge area.

The kitchen is a good size, offering ample storage and work surface in addition to white goods.

This area has air-conditioning and a ceiling fan, so you can maintain a comfortable temperature during the hot summer and the cooler winter months.

An archway will take you to the bedroom and bathroom and also a good storage area - ideal.

The large double bedroom has air conditioning and a ceiling fan, it is bright and modern with a window looking out to the beautiful olive garden.

The modern bathroom is fully tiled for easy wipe down maintenance, a window for natural ventilation offers a walk in shower, lavatory and vanity unit.

The property has recently been through renovations and the following items are new and included in the for sale price: mosquito nets throughout, low consumption inverter air conditioning, water heater, sofa bed, living room and bedroom furniture including the bed.

This apartment also has an Andalusian tourist license for anyone considering purchasing the property as a holiday let, the vendors have good success in renting the property all summer and have many repeat customers.

This is a unique opportunity to buy a lovely holiday home or rental investment, steps away from Vera's amazing beaches and local shops, bars and restaurants. If you would like more information or to arrange a viewing, please contact Spanish Property Choice on 0034 950 615 388