

Valle del Este Golf

Apartment / Apartamento

€114,000

Ref: B2187

RESERVED



2



2



110 m²



✓



✓



✓



15 min.



Consumption
E - 122kW

Emissions
E - 23kg

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Ref: B2187 — <https://www.spanishpropertychoice.com/B2187>

Property Purchase Expenses

Property price	€114,000 (£95,793)
Transfer tax 7%	€7,980 (£6,706)
Notary fees (approx)	€750 (£630)
Land registry fees (approx) ...	€750 (£630)
Legal fees (approx)	€1,500 (£1,260)

Fees and Taxes

Communal fees	€192.67 per month
IBI property tax	€381.90 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,521)
Remainder of deposit to 10%	€8,400 (£7,058)
Final Payment of 90% on completion	€102,600 (£86,214)

* 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****

An opportunity to acquire a well maintained first floor apartment, offering two bedrooms and two bathrooms on the popular Urbanisation Aloe in Valle del Este., enjoying a communal pool and garden area.

Valle del Este is an established golfing community and located close to the town of Vera, where it is possible to enjoy all the amenities that you will require on a daily basis, such as supermarkets, doctors, banks, dentist, independently owned shops, bakery etc. and also within a short 15-minute drive to the golden beaches of Mojacar and Vera Playa.

As stated, Valle del Este is a well-established golfing facility and also offers a 4-star spa hotel, restaurants and bars, which can be used by residents.

Entrance to the property is via stairs or lift.

The main door leads you directly in to the large open plan living, dining and kitchen area.

This is a lovely space, with large glass windows leading you out to your private terrace, which enjoys views of the community and towards the Sierra Cabrera mountains.

As mentioned, the kitchen space is within the living area and offers ample storage, white goods and the use of a breakfast bar.

It communicates wonderfully with the remaining living area.

Leading from the kitchen is an ideal utility area, where the boiler is located.

Returning to the kitchen area, a doorway will then take you to a hallway, from where you access the bedrooms and bathrooms.

At the end of the corridor, on your left, you have a large double bedroom with fitted wardrobes and a glass doorway, with a top opening, offering you views of the community.

There is also additional storage here with room for a free standing wardrobe in addition to the fitted wardrobe already in situ.

This room offers an en-suite bathroom with a bath tub with overhead shower, and a vanity unit with large wall mirror.

The second bedroom, also offers fitted wardrobes and opposite this you have the family bathroom, with a walk in shower.

The property offers an underground garage space and a trastero, ideal for storage.

Ideally, this property has a Licence of Premier Occupation, which allows any interested party to apply for a Tourist Licence.

Please note that there has been a recent increase in the Community Fees of 100€ in order to cover the painting costs. This will run for a few months and then it will be cancelled and the community fee reduced by this amount.

With relation to Bloque 1, works are planned from 5 March 2024 to 28 May 2024 for the following: -

Cleaning of communal areas

Re-painting of metal work within the communal areas

Pavement repair

Wood treatment

Painting