

# Vera Playa

## Apartment / Apartamento

€385,000

Ref: N214



3



2



128 m²



82 m²



✓



✓



1 min.



Consumption  
C - 11kW

Emissions  
B - 12kg



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## **Property Purchase Expenses**

Property price .....	€385,000 (£330,638)
Transfer tax 10% .....	€38,500 (£33,064)
Notary fees (approx) .....	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx) .....	€1,500 (£1,288)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,576)
Remainder of deposit to 10% .....	€35,500 (£30,487)
Final Payment of 90% on completion ....	€346,500 (£297,574)

\* 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**

Discover the exclusive BAYRA BEACH RESIDENTIAL, located on the frontline of the beach in Vera, Almería. This exceptional residential development offers 28 luxury homes, 35 parking spaces, and 30 storage rooms, all set on an expansive 4,000m<sup>2</sup> plot.

With low construction density and expansive communal areas, BAYRA BEACH redefines the concept of seaside living. Situated in the most sought-after area of Vera beach, between Garrucha and Puerto Rey, our project promises tranquility and exclusivity.

Enjoy the comfort of living near the sea, with direct access to the beach, and a wealth of amenities that make BAYRA BEACH the perfect place to live or invest.

Every detail has been carefully crafted to offer you maximum comfort and exceptional quality of life. From spacious communal areas to modern facilities, everything is designed to make your everyday living experience truly unique. Come and discover the unparalleled quality of life and comfort that BAYRA BEACH offers. Make your dream of living by the sea a reality!

Prime Location:

Direct beach access – step out and enjoy the stunning views and pristine sands.

Walking distance to all essential amenities.

Underground private parking spaces offering both security and convenience.

Modern, Sleek Design:

The development consists of just 28 properties, divided between 6 small buildings for an intimate and exclusive community feel.

A beautiful communal swimming pool offers the perfect spot to relax and soak up the sun.

Paddle court and direct gated access to the beach complete the perfect seaside lifestyle.

High-Quality Interiors:

Spacious living and dining areas with open-plan kitchens, complete with ample storage units and Porcelanosa finishes.

The development will feature 2- and 3-bedroom apartments, each with 2 bathrooms.

Ground-floor units offer large terraces and private patios.

Penthouse apartments come with a private roof solarium and terrace.