

# Vera Playa

Apartment / Apartamento

€97,500

Ref: B1744

**SOLD**



2



1



72 m<sup>2</sup>



57 m<sup>2</sup>



✓



✓



3 min.



Consumption  
G - 136kW

Emissions  
G - 34kg

**Tel: +34 950 615 388**  
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C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€97,500 (£84,367)
Transfer tax 7% .....	€6,825 (£5,906)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€73.79 per month
IBI property tax .....	€153.79 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€6,750 (£5,841)
Final Payment of 90% on completion ....	€87,750 (£75,930)

\* 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

\*\*\* SOLD \*\*\*

This is a well appointed modern two bedroom, one bathroom, second floor (penthouse) apartment located on the popular and secure community of Lomas de Mar III in Vera Playa.

The apartment is ideally located just a short 5 minute walk to the nearest supermarket and bar, with the beautiful beaches of Vera Playa being a short drive away.

The apartment is on a secure gated community which offers an outdoor swimming pool, sports courts and play areas for children.

Access to the apartment is via a staircase, taking you to a terraced area where it is possible to locate a couple of chairs to enjoy the outside space.

Via the front door you access a small hallway with a door leading off to the kitchen area. This is a bright light area, fully fitted and with a good range of wall and base units.

There is also a serving in to the lounge/dining area.

The lounge/dining area is open plan and is a lovely light open light space. From here there are patio doors taking you out to the large private terrace.

This overlooks the pool and garden areas.

This is an ideal area for enjoying the outside living that this area offers.

The apartment offers two good size double bedrooms.

The master bedroom has a glass door taking you out to the aforementioned terrace area.

Both bedrooms offer fitted wardrobes.

The apartment offers a fully fitted family bathroom, with a bath tub and overhead shower, a handbasin, w.c. and bidet. This is fully tiled for easy maintenance.

The property has air conditioning and its own private parking space.

This apartment is a perfect holiday home and it rents well long term for approximately 400€ per month so would also make a good investment property if desired.

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