

# Vera Playa

Apartment / Apartamento

€94,995

Ref: B2194

SOLD



2



2



71 m<sup>2</sup>



✓



✓



5 min.



✓



Consumption  
E - 124kW

Emissions  
E - 23kg

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## Property Purchase Expenses

Property price .....	€94,995 (£80,048)
Transfer tax 7% .....	€6,650 (£5,603)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Fees and Taxes

Communal fees .....	€92.34 per month
IBI property tax .....	€233.31 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€6,500 (£5,477)
Final Payment of 90% on completion ...	€85,496 (£72,043)

\* 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 MAY 2024\*\***

A two bedroom, two-bathroom (one being an en-suite) first floor apartment, located on Al Andalus Thalassa in Vera Playa.

Al Andalus Thalassa is one of the larger communities within Vera Playa, and offers many amenities including swimming pools (one being indoor), tennis court, padel court, childrens play areas, in addition to ample communal outside space to sit, relax and enjoy the atmosphere.

Access to the property is via stairs and then a door taking you into the open plan lounge/dining room.

This is a light space, thanks to the double glass doors, that take you out to your private terrace area. A lovely space to sit and watch the world go by and enjoying the warm temperatures this area of Spain offers.

Then onto the kitchen space. This is a galley style kitchen, which offers ample storage and has a window allowing ventilation.

Leaving this space and turning left, you have the first bedroom, currently being used as a twin and offering fitted wardrobes.

Opposite here is the family bathroom, offering a bath with overhead shower.

Returning to the living area, a doorway takes you to the main bedroom with an en-suite bathroom.

A light space with glass doors to a Juliet balcony and again offering fitted wardrobes.

The en-suite has a bath with overhead shower, vanity unit and large wall mirror.

The property has an under-cover allocated car parking space, an essential commodity during the busier summer months.

Looking forward, the Murcia - Almeria, Mediterranean Corridor high speed rail link is due to be completed in 2026, with new stations being in Lorca and in Vera.

This will open up the access to other regions of Spain, allowing you to explore in comfort in a timely and convenient fashion.

To arrange a viewing, call us on 0034 950 615 388.

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