

# Vera Playa

Apartment / Apartamento

€119,995

Ref: B2198

RESERVED



2



2



63 m<sup>2</sup>



✓



✓



4 min.



✓



Consumption  
F - 147kW

Emissions  
E - 28kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

Ref: B2198 — <https://www.spanishpropertychoice.com/B2198>

## Property Purchase Expenses

Property price .....	€119,995 (£99,848)
Transfer tax 7% .....	€8,400 (£6,989)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Fees and Taxes

Communal fees .....	€66.82 per month
IBI property tax .....	€225.99 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€9,000 (£7,488)
Final Payment of 90% on completion ...	€107,996 (£89,863)

\* 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 OCTOBER 2024\*\***

An ideal opportunity to acquire this lovely maintained and well presented, two bedroom, two-bathroom first-floor apartment situated in the secure community of Al-Andalus Hills.

Al-Andalus Hills is renowned for its closeness to the playa and the amenities this offers, bars, restaurants etc. and also for its well-maintained communal areas, including both in-door and external swimming pools, making it an ideal location to buy either your holiday or permanent home.

The community has just been decorated and this shows the property to its best advantage. In addition the interior of the property has also been re-decorated.

Access is via a flight of stairs leading to a communal terrace space, providing entry to this apartment and one other.

Stepping in, you will notice how light and bright the living area is. This is thanks to the glass patio doors, which take you out to your private covered terrace area, which is East facing and overlooks the pool and also enjoys distant sea views.

This space is ideal for taking in the warm sunshine and just enjoying the outdoor living that this area encourages and allows!

Returning to the living area. From here you access the kitchen, offering ample storage space and designed to be functional.

Both bedrooms are located from the living room, one a double and the other being used as twin. They both have fitted wardrobes.

The main bedroom has a Juliette balcony and also has a fully fitted en-suite bathroom.

There is also a fully fitted family bathroom, ideal for visiting friends and family.

The apartment has air-conditioning in all rooms, and also offers a covered parking space.

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 allow easy travel to other regions of Spain, with much reduced travel time.

This could be your new "home" or even a rental potential, as there is a Tourism Licence in place.

Contact us today on 0034 950 615 388 to arrange a viewing.

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