

# Vera Playa Villa

€244,995

Ref: B2216



3



2



242 m<sup>2</sup>



107 m<sup>2</sup>



✓



✓



4 min.



Consumption  
E - 172kW

Emissions  
E - 32kg

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**Ref: B2216 — <https://www.spanishpropertychoice.com/B2216>**

## Property Purchase Expenses

Property price .....	€244,995 (£208,540)
Transfer tax 7% .....	€17,150 (£14,598)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## Fees and Taxes

Communal fees .....	€131.53 per month
IBI property tax .....	€200.61 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,554)
Remainder of deposit to 10% .....	€21,500 (£18,300)
Final Payment of 90% on completion ...	€220,496 (£187,686)

\* 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

A beautifully presented 3 bedroom, 2 bathroom semi-detached villa style townhouse situated in a gated secure community in Vera Playa. The grounds are maintained to a very high standard and offer landscaped gardens, outdoor adult and children's swimming pool, indoor heated swimming pool, children's play area and all year round maintenance.

Boasting contemporary design and spacious interiors, this property offers the comfort of a home whilst also offering a perfect lock up and leave holiday home or rental.

With car access directly to the property, the property comes with private off road parking and a front entrance terrace with a large store room and views over the communal gardens.

Entering the townhouse and immediately to your right is the fully fitted kitchen, ideally this offers a filter water system, in addition to ample storage cabinets, granite work-surfaces and direct access to the patio.

Continuing into the open living space which has ample natural light due to the floor to ceiling sliding patio doors and side window.

On the ground floor there are 2 double size bedrooms with fitted wardrobes and a full size family bathroom.

Sweeping stairs lead from the lounge up to the primary bedroom, a fantastic space with built in wardrobes, en suite bathroom and access to a front and rear sun terrace with picturesque views and privacy.

To the rear of this excellent property is a large sun terrace with a private gated garden.

There are security locks fitted to all doors and all windows are fly-screened.

There is a local bar on the doorstep and local restaurants just a three minute drive away.

There are currently underpinning works being carried out on one block on the community.

However, the works are on a completely different block from where this property is situated (at least 100 meters away). So it is not affected.

The works however, have impacted on the community fees and there has been an increase for all members of the community, despite the works not been carried out on their own property, which will continue until August 2024.

Thereafter, we understand that there will be a cost moving forward, which can be paid upfront in total, or monthly.