

# Vera Playa

Apartment / Apartamento

€120,000

Ref: B2221



2



2



69 m<sup>2</sup>



✓



✓



4 min.



✓



Consumption  
E - 91kW

Emissions  
D - 16kg



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## Property Purchase Expenses

Property price .....	€120,000 (£101,010)
Transfer tax 7% .....	€8,400 (£7,071)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,263)

## Fees and Taxes

Communal fees .....	€66.66 per month
IBI property tax .....	€123.30 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,525)
Remainder of deposit to 10% .....	€9,000 (£7,576)
Final Payment of 90% on completion ...	€108,000 (£90,909)

\* 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 first floor 2 bedroom, 2 bathroom property situated in the sought after area of Vera Playa.

Located in a gated community, this apartment offers an excellent home for all year round living, an ideal lock up holiday home or rental potential.

The communal grounds are kept to a very high standard and include off road covered parking, gardens, children's play areas, indoor heated swimming pool, outdoor adults and children's pool.

Leading directly from your allocated parking space are the stairs leading to the front door.

Internally the home is recently decorated with a modern finish and a key-turn ready design.

An entrance hallway provides a bright and airy reception to the property. Immediately to your right is the fully fitted kitchen with granite work surfaces, ample storage cabinets and a separate utility room with additional storage space.

Continuing along the hallway you enter the spacious living and dining room with patio sliding doors leading out onto the private terrace, a wonderful space where you can enjoy views over the communal pool and gardens and distant sea views.

There are 2 double bedrooms with fitted wardrobes, the primary having direct access to the front terrace and an en suite shower room.

The family bathroom has a wooden under sink cabinet, wall mirror and shower screen on the bathtub.

A wonderful property that offers a real slice of coastal living in Almeria.

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, 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.

However, the vendors have confirmed that none of these costs will be passed on to any purchaser, but paid at the point of sale by them.

Therefore, the only responsibility to the new owner will be the normal community fee shown.

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.

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