

Vera Playa

Duplex/Townhouse / Casa adosada

€140,000

Ref: B2308



2



1.5



62 m²



✓



✓



2 min.



✓



Consumption
E - 127kW

Emissions
D - 23kg



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Ref: B2308 — <https://www.spanishpropertychoice.com/B2308>

Property Purchase Expenses

Property price	€140,000 (£116,701)
Transfer tax 7%	€9,800 (£8,169)
Notary fees (approx)	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx)	€1,500 (£1,250)

Fees and Taxes

Communal fees	€50.00 per month
IBI property tax	€217.85 per annum
Refuse fees	€206.40 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,501)
Remainder of deposit to 10%	€11,000 (£9,169)
Final Payment of 90% on completion ...	€126,000 (£105,031)

* 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

Opportunity to Purchase a South-Facing Duplex in Fuentemar 2

This charming duplex is located in the highly sought-after community of Fuentemar, offering two spacious bedrooms and 1.5 bathrooms. The property features a private solarium, and is within walking distance to the beach and the vibrant town of Garrucha.

Fuentemar is situated on Las Bugarvillas, a popular area of Vera Playa, providing convenient access to local amenities and a scenic paseo that leads to Garrucha. There, you'll find a variety of restaurants, shops, and services, making this location perfect for those seeking both relaxation and convenience.

Property Overview:

Front Terrace: The entrance to the property is through a gated community, leading to a small private terrace. This sunny space is perfect for outdoor furniture, allowing you to enjoy the warm weather year-round.

Open-Plan Living Area: Inside, you'll find a bright and airy open-plan living, dining, and kitchen area. The kitchen is well-equipped, offering ample storage and counter space. Its layout ensures you remain connected with family and guests while preparing meals.

Ground Floor Convenience: A convenient guest toilet and additional storage are located on the ground floor.

First Floor Bedrooms and Family Bathroom: Upstairs, there are two good-sized bedrooms, both with plenty of natural light. The family bathroom features a bathtub with an overhead shower.

Private Roof Solarium: Further steps lead up to a private solarium with views over the community and the swimming pools. The current owner has created a versatile room here, perfect for year-round use, with added storage and space to relax in the sunshine.

Additional Features:

Communal Parking: Parking is available within the communal area.

Air Conditioning: The property is equipped with air conditioning in all rooms for comfort during warmer months.

Don't miss the opportunity to view this beautiful duplex in Fuentemar 2. Contact us today to arrange a viewing!

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