

# Vera Playa

Apartment / Apartamento

€147,500

Ref: B2344

RESERVED



2



1.5



69 m²



✓



✓



5 min.



✓



Consumption  
E - 111kW

Emissions  
E - 21kg

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**Ref: B2344 — <https://www.spanishpropertychoice.com/B2344>**

## Property Purchase Expenses

Property price ..... €147,500 (£124,844)  
Transfer tax 7% ..... €10,325 (£8,739)  
Notary fees (approx) ..... €750 (£635)  
Land registry fees (approx) ... €750 (£635)  
Legal fees (approx) ..... €1,500 (£1,270)

## Fees and Taxes

Communal fees ..... €51.08 per month  
IBI property tax ..... €222.64 per annum  
Refuse fees ..... €205.60 per annum

## Standard form of payment

Reservation deposit ..... €3,000 (£2,539)  
Remainder of deposit to 10% ..... €11,750 (£9,945)  
Final Payment of 90% on completion .... €132,750 (£112,360)

\* 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 JUNE 2025 \*\*\*\*

The vendors are open to discussing sensible offers.

This is an opportunity to acquire a beautiful first-floor apartment in El Faro

We are pleased to present this well-positioned first-floor apartment, located in the sought-after gated community of El Faro. The development offers communal swimming pools, landscaped gardens, and a tranquil setting perfect for both permanent living and holiday escapes.

Property Features:

**Access & Layout:** The apartment is accessed via stairs, leading to a private entrance. Upon entry, you are welcomed into a well-organised living space.

**Kitchen:** Immediately to the left, you'll find a spacious and functional kitchen complete with white goods and generous storage. A convenient doorway opens out onto a small terrace area, ideal for morning coffee or additional storage.

**Guest Bathroom:** Adjacent to the kitchen is a guest WC for added convenience.

**Living & Dining Area:** The open-plan living and dining area is bright and inviting, with direct access to a private terrace that overlooks the community swimming pools. This is the perfect spot for relaxing or entertaining.

**Terrace:** The generous terrace easily accommodates outdoor furniture including a dining set and sun loungers. Partially shaded and fitted with a retractable toldo, it provides comfort throughout the day, even in the peak summer heat.

**Bedrooms & Bathrooms:**

The first bedroom is a twin, complete with fitted wardrobes.

The family bathroom features a full-size bathtub with an overhead shower.

The master bedroom is bright and airy, also fitted with wardrobes and has direct access to the main terrace, enhancing the indoor-outdoor living experience.

**Additional Features:**

Air-conditioning throughout the apartment for year-round comfort.

Communal parking is available within the gated community.

This apartment presents a wonderful opportunity to enjoy Mediterranean living in a well-established, secure environment.

Contact us today to arrange your viewing