

Vera Playa Villa

€368,000

Ref: E167



3



2



238 m²



90 m²



✓



✓



1 min.



Consumption
Applied for

Emissions
Applied for

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CHOICE

Property Purchase Expenses

Property price	€368,000 (£314,360)
Transfer tax 10%	€36,800 (£31,436)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,281)

Standard form of payment

Reservation deposit	€3,000 (£2,563)
Remainder of deposit to 10%	€33,800 (£28,873)
Final Payment of 90% on completion	€331,200 (£282,924)

* 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

Monte Carmelo Resort is a real estate development made up of 100 modern independent 3-bedrooms villas with a solarium and private pool, only 5 minutes walk to the beach.

These recently built and luxury homes are located in one of the most prestigious areas of Spain. Now you can live on the Costa de Almería and benefit from its beaches, natural surrounding and services.

In the very heart, there is great access to all day-to-day services, such as restaurants, bars with exquisite cuisine, educational centres, sports facilities, supermarkets, shops and a shopping center 10 minutes by car.

Vera is a town that invites tranquillity thanks to its low demographics, but also fun. In the surroundings there is a golf course of enormous importance in the Almería environment. In it, you can spend the afternoons among green natural landscapes, lakes, restaurants and swimming pools. Likewise, the coast of this cozy town will offer you numerous Blue Flag beaches.

Phase III and VI

Available plots for sale - COMPLETION DATE - DECEMBER 2024

Modelo Estrella: 3 bedrooms/2 baths (90m2 build size and 238m2 - 312m2 plot size)

Price from 359,000€ - 425,000€

Included in the price:

OUTDOOR

Concrete structure according to the current law
Block enclosure with insulating chamber according to regulations

TERRACE

6 x 3 swimming pool with two coloured lights, stairs, waterfall and bench to sit under the waterfall
Standard porcelain terrace floor in a large non-slip format
TV point
Gallery or under external stairs with pre-installation for washing machine and, pool motors
Pre-installation for electric motor in vehicle access door
Charging point for electric car on plots
Split block housing exterior fence with design grille
Main door armoured
White monolayer housing with natural stone at the entrance and pergola
Windows in PVC in colour
Double glazing climait according to regulations

INDOOR

Marble, silestone or similar stairs with glass and steel railing
Smooth doors lacquered in white
Built-in wardrobes lined with textile, drawers and LED lights inside
TV points in all bedrooms
Pre-installation of AA/CC ducts in all rooms

BATHROOMS

Artistic large format porcelain tiles
Bathroom furniture
Mirrors
Screenshowers