

# Vera Playa Villa

€418,000

Ref: E172



3



3



230 m²



122 m²



✓



1 min.



✓



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€418,000 (£357,139)
Transfer tax 10% .....	€41,800 (£35,714)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,282)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,563)
Remainder of deposit to 10% .....	€38,800 (£33,151)
Final Payment of 90% on completion ....	€376,200 (£321,425)

\* 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 II

Available plots for sale - COMPLETION DATE - MAY 2024

Modelo Laguna Azul: 3 bedrooms/3 baths (122m2 build size and 230m2 - 384m2 plot size)

Price from 379,000€ - 459,000€

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

### KITCHEN