

Vera

Duplex/Townhouse / Casa adosada

€123,800

Ref: E183



3



2



103 m²



✓



8 min.



Consumption
E - 109kW

Emissions
D - 21kg

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Property Purchase Expenses

Property price	€123,800 (£106,066)
Transfer tax 7%	€8,666 (£7,425)
Notary fees (approx)	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx)	€1,500 (£1,285)

Fees and Taxes

IBI property tax	€260.00 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,570)
Remainder of deposit to 10%	€9,380 (£8,036)
Final Payment of 90% on completion	€111,420 (£95,459)

* 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

In collaboration with our Spanish Partners, we are delighted to be able to offer you the opportunity to buy a beautifully presented two-story Duplex property that is fully renovated and turn key ready.

This beautiful property is located in the centre of Vera town, in a quiet area and within walking distance to all amenities including all the necessary services: banks, offices, schools, supermarkets in addition to numerous bars and restaurants.

Vera is a municipality of Almería province, in the autonomous community of Andalusia, Spain. Today, Vera is one of the most important commercial centres in the region, with a thriving traditional core. Vera itself lies approximately 10 kilometres inland from the coast.

The property is bright and airy with a good size build area of 103m² distributed over two floors and consists of an open plan living-dining room-kitchen on the ground floor and 3 bedrooms, and 2 bathrooms on the first floor.

The kitchen has a good range of wall and base units, plus appliances.

All three bedrooms are of a good size and the bathrooms are fully equipped.

The property has pre-installation of ducted air conditioning and will be offered fully furnished.

Please note that the furniture style, design and colour may change from the photographs and is dependent upon supply.

The location of the property is just a few minutes-drive from the spectacular beaches of Vera Playa and Garrucha, and the picturesque villages of Villaricos. The very popular beach resort of Mojácar Playa is 15 minutes-drive. The nearest Airport would be Almería airport and is 90km away.

This is a beautifully presented duplex could be used as either as a holiday bolthole or for a permanent residence.

For more information or to arrange a viewing, please call Spanish Property Choice on 0034 950 615 388

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