Velez Rubio

Apartment / Apartamento

€179,000

Ref: E275

4	4	170 m²	170 m²	✔	✔	✔

Consumption **Applied for**

Emissions **Applied for**

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Property Purchase Expenses

Property price €179,000 (£154,907)
Transfer tax 7% €12,530 (£10,843)
Notary fees (approx) €750 (£649)
Land registry fees (approx) ... €750 (£649)
Legal fees (approx) €1,500 (£1,298)

Standard form of payment

Reservation deposit €3,000 (£2,596)
Remainder of deposit to 10% €14,900 (£12,894)
Final Payment of 90% on completion €161,100 (£139,416)

* 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 Collaborators we offer this spacious 4-Bedroom Flat with Large Private Garage in Vibrant Vélez RubioVélez Rubio, Almería On the Edge of the stunning Sierra MaríaLos Vélez Natural ParkIf youre looking for a generously sized flat with a huge private garage, set in a friendly and well-equipped village, this could be your perfect match. Located in Vélez Rubio, a lively Andalusian town surrounded by nature yet fully connected to modern conveniences, this well-maintained first-floor flat offers space, comfort, and endless potential.

Property HighlightsFirst-floor flat with easy access via a neat shared staircaseSpacious layout approx. 120 m² of living space (approx.)-4 bedrooms 2 bathrooms Large living and kitchen areas-Central heating throughout-Air conditioning in the master bedroom-Abundant natural light from large windows in every roomInterior Features Designed for Comfortable LivingStep inside through a tidy communal entrance and ascend a bright, well-kept staircase. The flat welcomes you with a laminate-floored landing that connects the rooms

seamlessly.The heart of the home is a spacious, light-filled living roomideal for both entertaining and everyday

relaxation. The large kitchen offers ample room for cooking and dining, and leads directly into a useful utility room. From here, step into the master bedroom with en suite bathroom, which enjoys direct views over the terrace and benefits from air conditioning for year-round comfort. The remaining three bedrooms are generously proportioned and well lit perfect for a family, guests, or even a home office setup. The flat also includes a second full bathroom, thoughtfully laid out and conveniently located. Private Roof Terrace Your Outdoor OasisFrom the utility room, step out onto a large private roof terracea rare and highly sought-after feature. Picture yourself enjoying those long, balmy summer evenings typical of southern Andalucía dining al fresco, hosting friends, or simply soaking in the mountain air under the stars. Massive Garage with Endless PotentialOne of the standout features of this property is the incredible private garage, accessed via stairs from the terrace.This is not just a space to park your carits a multi-functional area featuring-A kitchen and Shower cubicle and separate toilet-An office area-Wood storage space-Workshop or additional storage roomWhether youre a hobbyist, a remote worker, or simply in need of versatile space, this garage offers endless opportunites to tailor it to your lifestyle. Location Everything You Need, Right on Your Doorstep Set in aquiet yet central part of Vélez Rubio, this home is just a short stroll from Supermarkets Local bars and restaurants Schools and medical centres. Weekly markets and cultural spots Plus, you´re only minutes from the natural beauty of Sierra MaríaLos Vélez, perfect for walking, cycling, and outdoor adventures.

Why This Flat Stands Out, Spacious, well-laid-out interiors fully equip...

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