

# Vera Playa

Apartment / Apartamento

€144,995

Ref: B2099

RESERVED



2



1



103 m<sup>2</sup>



64 m<sup>2</sup>



✓



✓



2 min.



Consumption  
E - 137kW

Emissions  
E - 25kg

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



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €144,995 (£122,431) |
| Transfer tax 7% .....           | €10,150 (£8,570)    |
| Notary fees (approx) .....      | €750 (£633)         |
| Land registry fees (approx) ... | €750 (£633)         |
| Legal fees (approx) .....       | €1,500 (£1,267)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| Communal fees .....    | €50.29 per month  |
| IBI property tax ..... | €239.80 per annum |
| Refuse fees .....      | €157.92 per annum |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,533)     |
| Remainder of deposit to 10% .....      | €11,500 (£9,710)    |
| Final Payment of 90% on completion ... | €130,496 (£110,188) |

\* 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\*\***

This ground floor, two bedroom, one bathroom-apartment, with an allocated parking space, is just a few minutes walk to the beach and the local bars, restaurants.

Location wise, is good, you have the option of enjoying the famous naturist beach and community of shops, bars, etc. one of the largest in Europe

However due to the length of Vera Playa, you also have the option of avoiding this area, if you prefer, and still have a large range of amenities within a short walking distance.

The local supermarket has a good range to offer, you have the agua park, bars, restaurants and during the summer months a renowned evening market.

The apartment is located on the well-maintained community of Veramar 6.

The community offers a large swimming pool surrounded by grass areas, making it an ideal location for soaking up the warm sunshine. Ideally there is also disabled lift access into the swimming pool.

Access to the apartment is via a private gateway and this will take you to the very large front terrace, offering both full sun and shaded areas.

Here you can sit and enjoy the warm weather at all times of the day, taking time out to enjoy a good book with a glass of something nice! Or alternatively, totally relax on a sun lounger, soaking up the sunshine.

On entering the property, you are immediately in the lounge and dining area.

This is a good sized area and has two ceiling fan/lights to maintain an ambient temperature.

This area is conveniently connected to the kitchen via an arched hatch.

The kitchen is well equipped with ample storage space and offers an electric oven, hob and fridge/freezer.

From here, a glass door will take you to the covered utility room which houses the washing machine, water boiler and a rinsing sink. This could also be used as a storage area.

Returning to the living area.

On the right hand side is the first of your bedrooms, currently being used as a twin, this offers fitted wardrobes.

Leaving here and moving directly forward, you enter a small hallway and from here, you can access the second bedroom and the family bathroom in addition to a large storage cupboard.

The second bedroom has a ceiling light/fan and again built in wardrobes.

The family bathroom offers a bathtub with overhead shower and glass curtain.

There is dual purpose air-conditioning throughout the apartment, enabling you to maintain an ambient temperature, whatever the weather.

In addition, there is an allocated parking space and a trastero for storage.

The community is accessed through either a pedestrian gate or the automated rolling gate.

This is a lovely property, ideal for a holiday or permanent home.

Contact us today on 0034 950 615 388 to arrange a viewing.