

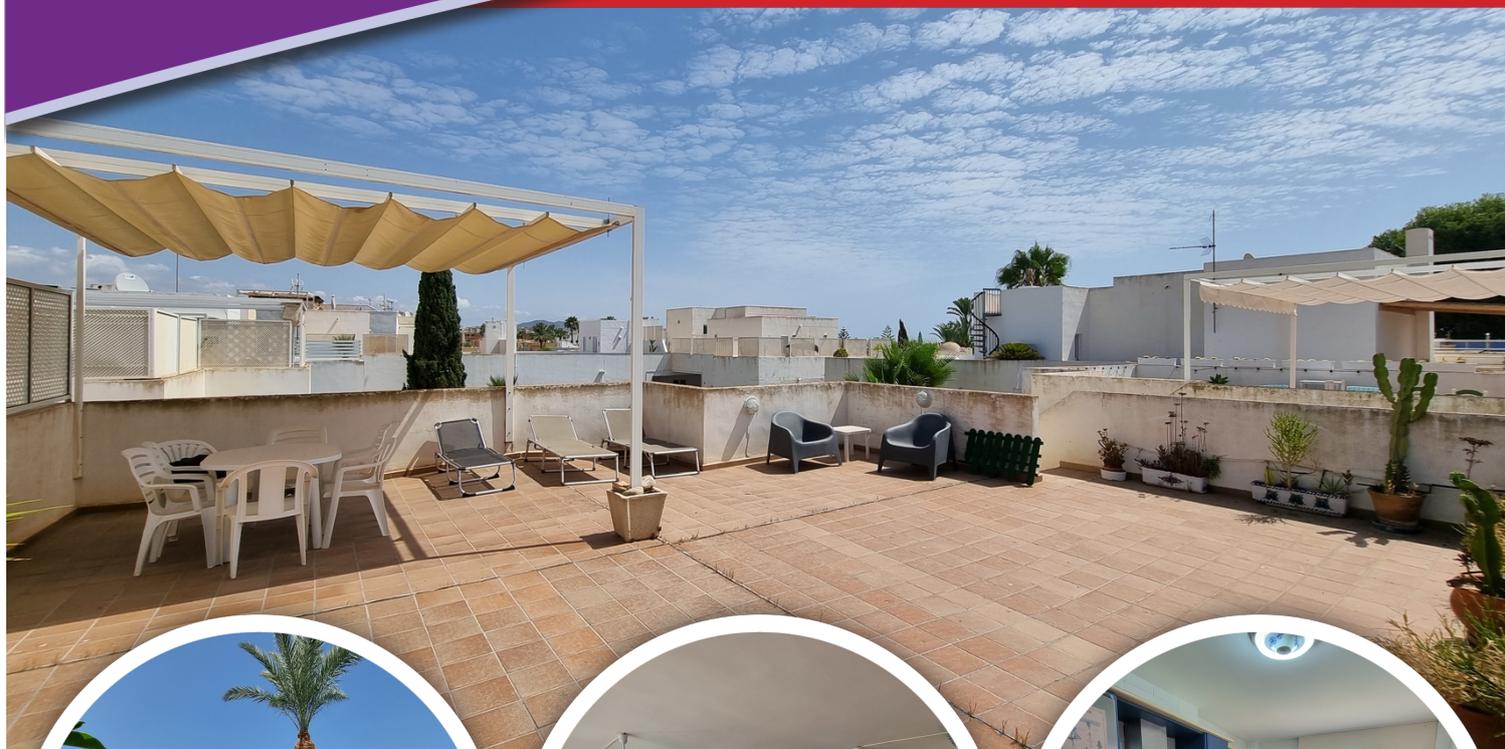
Vera Playa

Apartment / Apartamento

€174,500

Ref: B2130

SOLD



2



1



83 m²



✓



✓



1 min.



✓



Consumption
E - 132kW

Emissions
E

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Ref: B2130 — <https://www.spanishpropertychoice.com/B2130>

Property Purchase Expenses

Property price	€174,500 (£145,995)
Transfer tax 7%	€12,215 (£10,220)
Notary fees (approx)	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx)	€1,500 (£1,255)

Fees and Taxes

Communal fees	€22.40 per month
IBI property tax	€147.53 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,510)
Remainder of deposit to 10%	€14,450 (£12,090)
Final Payment of 90% on completion ...	€157,050 (£131,396)

* 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

SOLD APRIL 2025

This is an opportunity for you to purchase a lovely two bedroom, one bathroom first floor apartment located on the popular coastal resort of Urb La Aldea de Puerto Rey in Vera Playa.

Vera Playa can offer you all the amenities that you will need including bars and restaurants, supermarkets etc. and due to it's location, you are within easy reach to other areas such as Garrucha, Mojacar and Villaricos.

The community is well maintained, with lots of grassed areas and a large communal swimming pool.

Access to this property is via a flight of steps, which takes you into a very spacious and airy living/dining room. Full length windows allow lots of natural light to flood in.

This room offers air-conditioning and ceiling light fans, which enable year round climate control.

A further glass door leads to a private terrace where steps will take you upto a large private roof terrace, with ample room for external furniture. The vendors have fitted a covered pergola which is ideal for providing those much needed shaded areas, during the hot months and for enjoying alfresco living and dining or just relaxing.

Returning to the living space, off here you have a separate fully fitted kitchen. This offers a good range of wall and base units and comes with all appliances as seen.

A utility-storage room is located just off the kitchen and houses the washing machine and boiler.

Once again, we return to the living area, where a small corridor leads to the bedrooms and bathroom.

Both bedrooms are of a good size with fitted wardrobes.

One of the bedrooms has a door leading out to a small terrace which is perfect for enjoying a morning coffee.

The bathroom comprises of a full size bath with an overhead shower and a Jack and Jill vanity unit.

There is private parking and also a trastero for storage.

This property is ideal for a lock up and leave holiday home or as a permanent residence for a small family.

Contact us to arrange a viewing.

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