

# Vera

Apartment / Apartamento

€86,000

Ref: B2313



2



1



59 m<sup>2</sup>



✓



✓



15 min.



✓



Consumption  
G - 192kW

Emissions  
E - 35kg

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**Ref: B2313 — <https://www.spanishpropertychoice.com/B2313>**

## Property Purchase Expenses

Property price .....	€86,000 (£71,771)
Transfer tax 7% .....	€6,020 (£5,024)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,252)

## Fees and Taxes

Communal fees .....	€44.90 per month
IBI property tax .....	€178.66 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,504)
Remainder of deposit to 10% .....	€5,600 (£4,673)
Final Payment of 90% on completion ....	€77,400 (£64,594)

\* 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

Nestled in the heart of the vibrant town of Vera, this key-turn ready, second-floor apartment offers a perfect blend of comfort, convenience, and uninterrupted views over the town rooftops and over to the Cabrera mountains.

Located within a secure, gated community, this property presents a wonderful opportunity for those looking to enjoy modern living in a desirable location.

With a prime location in the centre of town, you'll have easy access to local amenities, shops, restaurants, and just a short drive to the coast.

The gated community offers peace of mind with secure access and the added benefit of communal areas, including a gated swimming pool and a spacious communal roof terrace offering panoramic views and the perfect setting to enjoy all day sunshine.

Clean hallways and lift access is all covered under the community management which is a small monthly fee of 44.90€.

This south-facing apartment is designed to make the most of natural light, featuring a spacious lounge and dining room with large patio doors leading to a Juliet balcony, where you can soak in the town views.

A separate kitchen which is fully equipped with modern electrical appliances, granite countertops, and ample storage space, is both functional and stylish.

The apartment includes a twin bedroom and a double bedroom, the double with large, triple-door built-in wardrobes and additional patio doors that open out to a small outdoor space, perfect for fresh air.

The apartment comes with air-conditioning in both the lounge and the main bedroom, ensuring comfort year-round.

This apartment combines convenience with style, offering a serene living experience while being at the heart of the action in Vera.

Whether you're relaxing by the pool, enjoying sunset views from the roof terrace, or entertaining guests in the spacious living area, this property offers the perfect balance of modern living and relaxation.

Contact us today to arrange a viewing and experience all that this wonderful apartment has to offer!

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