

# Vera Playa

Apartment / Apartamento

€106,750

Ref: B2315

RESERVED



1



1



45 m<sup>2</sup>



✓



✓



2 min.



✓



Consumption  
G - 265kW

Emissions  
G - 50kg

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Ref: B2315 — <https://www.spanishpropertychoice.com/B2315>

## Property Purchase Expenses

Property price .....	€106,750 (£90,721)
Transfer tax 7% .....	€7,473 (£6,351)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Fees and Taxes

Communal fees .....	€37.82 per month
IBI property tax .....	€189.00 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,550)
Remainder of deposit to 10% .....	€7,675 (£6,523)
Final Payment of 90% on completion ....	€96,075 (£81,649)

\* 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 APRIL 2025\*\***

A key turn ready first floor penthouse with 1 Bedroom, 1 Bathroom in a beautiful Vera Playa community.

This charming 1-bedroom, 1-bathroom penthouse apartment is ideally located on the first floor in a sought-after, tranquil community of Urbanisation Playa del Sur, in the heart of Vera Playa.

Just a short stroll away from the sparkling Mediterranean beach, this property offers the perfect blend of comfort and convenience for both permanent living or a lucrative vacation rental.

The community is very well maintained with gated entrances, off road allocated parking, secure building entrances and beautiful communal ground with mature gardens and a large swimming pool and children's play ground.

As you enter the building there is one set of stairs up to the property and automatic lighting throughout the hallways.

Internally the apartment consists of a spacious bathroom with full size bath tub and over head shower.

The bedroom is an excellent size with built in wardrobes, ceiling fan and views over the gardens.

The open plan living area is large enough for a sofa bed, breakfast bar and fully equipped kitchen.

Patio doors lead out on to an east facing sunny terrace which offers privacy and the ideal space al-fresco dining.

This apartment is the perfect combination of beachside living and investment potential due to its tourism license.

Don't miss out on this opportunity to own a slice of paradise in Vera Playa!

Contact us to arrange a viewing.

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