

Vera Playa

Duplex/Townhouse / Casa adosada

€222,500

Ref: B2355



3



2.5



101 m²



75 m²



✓



✓



2 min.



Consumption
E - 196kW

Emissions
E - 37kg

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Property Purchase Expenses

Property price	€222,500 (£191,951)
Transfer tax 7%	€15,575 (£13,437)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Fees and Taxes

Communal fees	€45.76 per month
IBI property tax	€229.90 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,588)
Remainder of deposit to 10%	€19,250 (£16,607)
Final Payment of 90% on completion	€200,250 (£172,756)

* 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

This beautiful modern duplex, offering three bedrooms and two full bathrooms in addition to a guest bathroom, is located on Calle Nunez de Balboa.

The property living accommodation is over three floors, with a private roof solarium.

The orientation of the property is south east, ideal for capturing the sunshine.

Its location is superb, being a short walk to local amenities and the long stretch of beach, taking you towards Garrucha in one direction and the other areas of Vera Playa in the other direction.

Access through the community, takes you to your front terraced area, with views of the pool and surrounding green areas.

This space offers ample room for external furniture, where you can sit any enjoy the wonderful climate this area offers, with the opportunity of shade in the hot summer months, thanks to the installed Toldo.

Two steps will then take you into the property.

Entering, you are taken to the lounge area, light and bright thanks to the glass doors, overlooking the front terrace.

Then moving on, you have your ideally located guest bathroom.

The kitchen and dining area, is spacious and light, with a modern finish and ample storage space. From the dining area, a door will take you out to the rear terrace area, and a secure utility and storage area.

There is also an additional storage/larder area at the foot of the staircase, that will take you to the first floor.

Here you will find two bedrooms and a family bathroom.

Immediately to your right is the first double bedroom, with fitted wardrobes and views from the terrace area to the pool.

The first bathroom offers a good sized walk in shower.

The second bedroom is currently used as a dressing room, again offering fitted wardrobes.

Stairs from here will take you to the third double bedroom and en-suite bathroom offering a walk in shower.

A glass door leads to the solarium, which enjoys views over the community and towards the Sierra Cabrera mountains.

The property has been maintained by the current owners, so is a walk in property, ideal for holidays, or as a permanent residence.

Contact us today, to arrange a viewing.