

# Vera Playa

## Apartment / Apartamento

€139,950

Ref: B2375



2



2



63 m<sup>2</sup>



✓



✓



3 min.



✓



Consumption  
F - 148kW

Emissions  
E - 26kg



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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €139,950 (£120,651) |
| Transfer tax 7% .....           | €9,797 (£8,446)     |
| Notary fees (approx) .....      | €750 (£647)         |
| Land registry fees (approx) ... | €750 (£647)         |
| Legal fees (approx) .....       | €1,500 (£1,293)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| Communal fees .....    | €70.16 per month  |
| IBI property tax ..... | €247.73 per annum |
| Refuse fees .....      | €205.60 per annum |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,586)     |
| Remainder of deposit to 10% .....       | €10,995 (£9,479)    |
| Final Payment of 90% on completion .... | €125,955 (£108,586) |

\* 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 stunning first floor, 2 bedroom, 2 bathroom apartment features a private terrace that overlooks the communal swimming pool, gardens and out to the Mediterranean Sea.

Located in the prestigious Al Andalus Hills community, renowned as one of the area's most meticulously maintained developments, this property offers access to both indoor and outdoor communal swimming pools, lush gardens, and more. Just a short walk or drive from the coast and a variety of local amenities, including bars, restaurants, supermarkets, a shopping centre, and a waterpark, this location truly offers the best of both relaxation and convenience.

Upon entering the property, you'll find yourself in a bright and airy open-plan living and dining area, flooded with natural light from the large patio doors that lead out to the private terrace. The terrace is generously sized, offering plenty of space for a table and chairs.

All other rooms in the apartment are accessed from this central lounge, with the kitchen positioned at the rear of the property.

The apartment boasts two comfortable bedrooms and two well-appointed bathrooms. Both bedrooms are fitted with built in wardrobes, and the primary bedroom benefits from an en-suite bathroom for added privacy and convenience. The second bathroom is equally well-equipped, offering excellent functionality for guests.

Adjacent to the property, you'll find an allocated, reserved covered parking space.

This property offers excellent rental potential, with high demand during the summer months. Fully furnished and with recently replaced white goods and soft furnishings, it is ready for immediate use, making it an ideal turnkey investment or a comfortable, move in ready home.

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