

# Vera

## Apartment / Apartamento

€103,800

Ref: E175

RESERVED



3



2



90 m<sup>2</sup>



✓



8 min.



✓



✓



Consumption  
G - 176kW

Emissions  
E - 33kg



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## Property Purchase Expenses

Property price .....	€103,800 (£89,486)
Transfer tax 7% .....	€7,266 (£6,264)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

Communal fees .....	€145.50 per month
IBI property tax .....	€116.12 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€7,380 (£6,362)
Final Payment of 90% on completion ....	€93,420 (£80,537)

\* 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

In collaboration with our Spanish Partners, we are delighted to be able to offer you the opportunity to buy a beautifully presented modern apartment that has been completely renovated and furnished, so it is ready to move in.

This modern first-floor apartment with lift access is situated in an exclusive building known as the Armony Building, and located in the centre of Vera town, close to the Town Hall and the Playa Mayor which enables walking distance to all the necessary services: banks, offices, schools, supermarkets in addition to numerous bars and restaurants.

Vera is a municipality of Almería province, in the autonomous community of Andalusia, Spain. Today, Vera is one of the most important commercial centres in the region, with a thriving traditional core and a number of supermarkets and commercial organisations spread along the ring road. Vera itself lies approximately 10 kilometres inland from the coast, but the municipality extends to the sea.

The apartment is bright and airy with a good size build area of 78m<sup>2</sup> and consists of an open plan living-dining room-kitchen, 3 bedrooms, all with fitted wardrobes and 2 bathrooms.

The kitchen has a good range of walls and base unit, plus appliances.

The living dining space offers access to the 20m<sup>2</sup> external terrace that overlooks the historic centre, so perfect for enjoying alfresco living and dining.

All three bedrooms are a good size and the bathrooms are fully equipped.

The apartment has pre-installation of ducted air conditioning.

There is the possibility of renting a parking space in the building for €40 per month.

The location of the property just a few minutes-drive from the spectacular beaches of Vera Playa and Garrucha, and the picturesque villages of Villaricos. The very popular beach resort of Mojácar Playa is 15 minutes drive. The nearest Airport would be Almería airport and is 90km away.

This is a beautifully presented apartment that could be used as either as a holiday bolthole or for a permanent residence.

For more information or to arrange a viewing, please call Spanish Property Choice on 0034 950 615 388

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