

# Vera Playa Villa

€579,000

Ref: E201



3



3



938 m<sup>2</sup>



245 m<sup>2</sup>



✓



2 min.



✓



Consumption  
Applied for

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## Property Purchase Expenses

Property price .....	€579,000 (£493,105)
Transfer tax 10% .....	€57,900 (£49,311)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€54,900 (£46,756)
Final Payment of 90% on completion ....	€521,100 (£443,795)

\* 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 have the pleasure to bring you a new construction of 22 villas with a Mediterranean style, near the sea, in the heart of Vera Playa and personalized to your taste.

As of March 2024, there are only 7 plots remaining.

This is an opportunity to purchase your private plot of land and build your dream home either with your own constructor or with the promotor themselves.

These exclusive plots are very well priced for their location and orientation as they are situated in one of the best and quietest residential areas of Vera Playa, but at the same time with all the services within a few minutes walk or by car, services such as future for the AVE, Shopping Center, Hospital Center, supermarkets, banks, cafes, bars, restaurants, shops, etc.

Modern design new build Villas with 3 bedrooms, 3 bathrooms, very bright, south and east orientation, situated on plots over 1,000 m<sup>2</sup>, with about 250 m<sup>2</sup> built, and a porch for 2 cars.

Ideal orientation with impressive views, for your enjoyment and peace of mind to be able to live the Mediterranean lifestyle with the best construction qualities and energy savings.

Constructed with top quality materials, large windows, terraces, garden, 8m x 4m swimming pool, barbecue area and the possibility of having a gym, wine cellar, guest room, and children's room.

Built with double height, which provides a lot of light and spaciousness to the house, and A energy rating, which will provide you with considerable energy savings, which translates into lower costs for you.

PLOTS SOLD SEPARATELY, STARTING PRICE FROM 109,000€ - 122,000€.

NEW BUILD VILLA WITH PLOT, STARTING PRICE FROM 579,000€ - 592,000€

#8 - Plot size - 1.059 m<sup>2</sup> - 122,000€ (PLOT ONLY)

#14 - Plot size - 938m<sup>2</sup> - 109,000€ (PLOT ONLY)

#15 - Plot size - 1.029m<sup>2</sup> - 119,000€ (PLOT ONLY)

#16 - Plot size - 1.020 m<sup>2</sup> - 118,000€ (PLOT ONLY)

#17 - Plot size - 1.030m<sup>2</sup> - 119,000€ (PLOT ONLY)

#18 - Plot size - 962m<sup>2</sup> - 112,000€ (PLOT ONLY)

#19 - Plot size - 938m<sup>2</sup> - 109,000€ (PLOT ONLY)

The completion of a personalised new build villa would be about 12-14 months.

The Villas are distributed as follows:

Basement Floor: a room of about 100 m<sup>2</sup> open plan to enjoy a gym, wine cellar, children's room, guest room, storage room or anything the client needs.

Ground Floor: consists of a living room with large windows overlooking the garden and pool, dining room, fully furnished and equipped kitchen with island, open in a modern style with access to the porch, large garden and pool, a very spacious room with bathroom en suite with direct window to the garden and pool, a second bedroom and a bathroom. In addition to a laundry room.