

# Valle del Este Golf

## Apartment / Apartamento

€175,000

Ref: E280



2



2



100 m<sup>2</sup>



✓



✓



✓



15 min.



Consumption  
F

Emissions  
F

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## Property Purchase Expenses

Property price .....	€175,000 (£151,900)
Transfer tax 7% .....	€12,250 (£10,633)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,302)

## Fees and Taxes

Communal fees .....	€85.00 per month
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,604)
Remainder of deposit to 10% .....	€14,500 (£12,586)
Final Payment of 90% on completion ....	€157,500 (£136,710)

\* 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

Elegant Two-Bedroom Apartment in the Prestigious Valle del Este Resort, Vera

In collaboration with our Spanish partners, we are delighted to be able to offer you an opportunity to buy a beautiful apartment located on Valle de Este Golf Resort in Vera.

Set within the sought-after Valle del Este urbanisation – one of Vera's most exclusive residential communities – this stylish first-floor apartment offers the perfect blend of comfort, space and location. Whether you're looking for a permanent home, a holiday retreat or a sound investment, this property ticks all the boxes.

Boasting a built area of 100 m<sup>2</sup> (75 m<sup>2</sup> internal living space) the apartment enjoys a bright south-east orientation, filling the home with natural light throughout the day. A sunny private terrace directly accessible from the main living space provides an inviting spot for al fresco dining, morning coffee or simply unwinding while soaking up the views.

Inside, the layout is both practical and elegant. The property comprises two generously sized bedrooms with fitted wardrobes, including a master suite with its own private bathroom. A second full bathroom serves guests and the additional bedroom. The fully fitted kitchen is equipped with modern appliances and complemented by a separate utility area, while the spacious lounge-diner – tastefully decorated and furnished – flows seamlessly to the terrace through large patio doors. From here, the views stretch across the golf course to the dramatic Sierra Cabrera mountains.

Additional features include air conditioning, private storage and allocated surface parking.

Residents of Valle del Este benefit from outstanding communal facilities: a large swimming pool surrounded by manicured gardens, tranquil green areas and the added security of a well-maintained and peaceful environment. The resort itself is renowned for its 18-hole golf course, luxury hotel, spa and a choice of quality restaurants and bars.

Built in 2006 and meticulously maintained, this apartment is presented in excellent condition and ready to move straight into.

Location highlights: just a short drive to the sandy beaches of Vera Playa, Garrucha and Mojácar - close to everyday amenities and with easy access to the A-7 motorway for quick connections to Almería and Murcia airports. The area is celebrated for its year-round sunshine and enviable lifestyle.

This is a rare opportunity to purchase a superb home in one of the most desirable resorts in the region.

Contact us today to arrange your viewing – and see for yourself why Valle del Este is the perfect place to call home.

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