

# Vera Villa

€240,000

Ref: N226



3



3



185 m<sup>2</sup>



✓



10 min.



✓



✓



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€240,000 (£201,888)
Transfer tax 7% .....	€16,800 (£14,132)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,262)

## Fees and Taxes

Communal fees .....	€18.00 per month
IBI property tax .....	€600.00 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,524)
Remainder of deposit to 10% .....	€21,000 (£17,665)
Final Payment of 90% on completion ....	€216,000 (£181,699)

\* 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 Semi-Detached Villa in Vera Pueblo – Space, Comfort & Prime Location

Discover a stunning 185 m<sup>2</sup> semi-detached villa, thoughtfully designed across three floors to offer luxury, functionality, and a welcoming atmosphere.

Highlights of Your Future Home:

Exceptional Location – Nestled in one of Vera Pueblo's finest areas, with effortless access to shops, services, and transport links. Modern & Spacious Interiors – Built in 2006 with high-quality materials, featuring a stylish furnished living room with air conditioning for year-round comfort.

Fully Equipped Kitchen – A contemporary space with premium appliances, a central island, and a dining area. Outdoor Haven – A charming porch, private garden with terrace furniture, and a barbecue—perfect for entertaining and relaxing. Spacious Bedrooms – Three fully furnished rooms, complete with walk-in wardrobes and a beautifully designed bathroom featuring a bathtub.

Private Basement Retreat – A separate leisure space with a lounge, pool table, bar, and gym for endless entertainment. Double Garage – Secure parking for two vehicles, ensuring convenience and peace of mind. Ideal Climate Control – South-facing orientation, equipped with electric heating and a hot/cold air pump for maximum comfort in every season.

This exceptional villa in Vera Pueblo offers the perfect blend of elegance, practicality, and location, making it an ideal choice for families looking for quality living.

Schedule a viewing today and take the first step toward owning your dream home!

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