



Apartment  
 3 bedrooms  
 2 bathrooms  
 🏠 98 m<sup>2</sup>  
 🏡 Communal  
 EPC Consumption: G  
 EPC Emissions: G

**REF: VHAP 2391**

**Vera**

**€148,000**

Large 3 bed / 2 bath Ground Floor Apartment with extensive wrap around private in the extremely well-kept Urbanization of Tamarillas in the exclusive Valle del Este Golf Resort and within walking distance to the Resort's hotel and commercial centre.

All in all, the Apartment has a built area 97.92 mts<sup>2</sup> distributed between a large living room with French windows into the terrace and the private garden, kitchen, hallway, master bedroom with en suite bathroom, 2 further double bedrooms and family bathroom. The property also benefits from a private wrap around private garden with an area of 75.05 mts<sup>2</sup> as well as a private underground parking space with 13.77 mts<sup>2</sup> and a secure storeroom with 7 mts<sup>2</sup>. From the property there are genuinely nice views of the communal swimming pool and gardens, golf course and mountain range.

**Approximate purchasing costs**

Net price - €148,000  
 Purchase tax - €11,840  
 Land registry - approx. - €370  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €11,800  
 Final Payment on completion - €133,200

**Approximate running costs**

Yearly council rates (IBI) - €380.84  
 Quarterly rubbish collection - €37.07  
 Monthly community fees - €170.00

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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