



Town House

3 bedrooms

2 bathrooms

 92 m<sup>2</sup>

 Communal

EPC Consumption: F

EPC Emissions: E

**REF: VHTH 2042**

## Vera Playa

**€129,950**

Beautiful south/east facing 3 bed / 2 bath Townhouse immaculately kept and strategically positioned to benefit from the sun all day long.

The property has a built area of 91.61 mts<sup>2</sup> distributed between a spacious living room, fully functional conservatory, double bedroom with built in wardrobes, shower room, storage cupboard, fully fitted kitchen complete with white goods, and utility area on the ground level and two further double bedrooms also with built in wardrobes plus a family bathroom on the upper level. The master bedroom also has a terrace with 21.75 mts<sup>2</sup> which runs the length of the building with both sea and mountain views. The property is ideal as either a holiday retreat or full time living.

Other benefits include fly screens throughout, air-conditioning, heated communal indoor pool as well as outdoor swimming pool. The property is located only minutes walking from a main supermarket and bars. The beach is only a few minutes' drive but is also within walking distance to the beach. Both Vera and Garrucha are also within easy access. The property has been immaculately maintained by the current owners.

### Approximate purchasing costs

Net price - €129,950  
Purchase tax - €9,097  
Land registry - approx. - €325  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €9,995  
Final Payment on completion - €116,955

### Approximate running costs

Yearly council rates (IBI) - €331.26  
Quarterly rubbish collection - €36.78  
Monthly community fees - €101.09

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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