



Apartment
 2 bedrooms
 2 bathrooms
 🏠 110 m²
 🏠 Communal
 EPC Consumption: E
 EPC Emissions: E

REF: VHAP 2528

Vera

€109,500

Well appointed 2 bed / 2 bath 1st Floor Apartment in the very well-kept and well established Aloe Community in the Valle del Este Golf Resort within walking distance to the commercial centre and the luxurious hotel with spa and a short drive to the beaches and amenities of Vera, Garrucha and Mojácar. The property is located on the first floor and has a generous size with a built area of 109.92 mts² distributed between dining / living room, fully fitted and well equipped kitchen, a separate store room / laundry area, hallway, master bedroom with en suite bathroom, a further double bedroom, a family bathroom and a large terrace overlooking the opulent communal gardens. In addition the property also benefits from a private underground parking space and 4.60 mts² secure storeroom. It is being sold fully furnished and has reversible ducted air conditioning. The building has a lift.

This good size apartment is large enough to be a comfortable full time home or a great holiday / investment property. Sensible offers will be considered!

Within the resort there is a luxurious hotel with spa, along with bars and restaurants in the commercial center which is a short walking distance from the property. Further the town of Vera is only a short drive as are the beaches of Vera Playa, Garrucha and Mojácar. The resort also has an easy access to the excellent Spanish road networks.

Approximate purchasing costs

Net price - €109,500
 Purchase tax - €7,665
 Land registry - approx. - €274
 Notary fees - approx. - €700
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €7,950
 Final Payment on completion - €98,550

Approximate running costs

Yearly council rates (IBI) - €423.09
 Quarterly rubbish collection - €39.48
 Monthly community fees - €106.39

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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