




Land

 962 m<sup>2</sup>

**REF: VHAP 2572**

## Vera Playa

**From €112,000**

Urban plots for sale in vera Playa with all the infrastructure such as asphalted roads, electricity, water, sewage, fibre optics for internet, etc. and a few minutes' drive from the future AVE train station which is expected to launch in the next few years.

In total, there are 22 plots with sizes ranging from 610.79 mts<sup>2</sup> to 1,152.43 mts<sup>2</sup>. There are 5 remaining plots available range from a size of 962.45 mts<sup>2</sup> to 1,059.80 mts<sup>2</sup>. Each plot has a maximum building ratio of 0.5112mts<sup>2</sup> for each mts<sup>2</sup> and therefore ideal for those looking to build the villa of their dreams, to enjoy with friends and family or to relax, under the Mediterranean sun and a step away from spectacular beaches.

This is without doubt a great opportunity to purchase a plot in a great location in the Vera Playa area, one of the most developed areas of the Almería coast, in a residential and very quiet neighbourhood, but at the same time with services and amenities and the beach within walking distance or a short car ride.

### Approximate purchasing costs

Net price - €112,000  
IVA - 21% - €23,520  
Land registry - approx. - €280  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

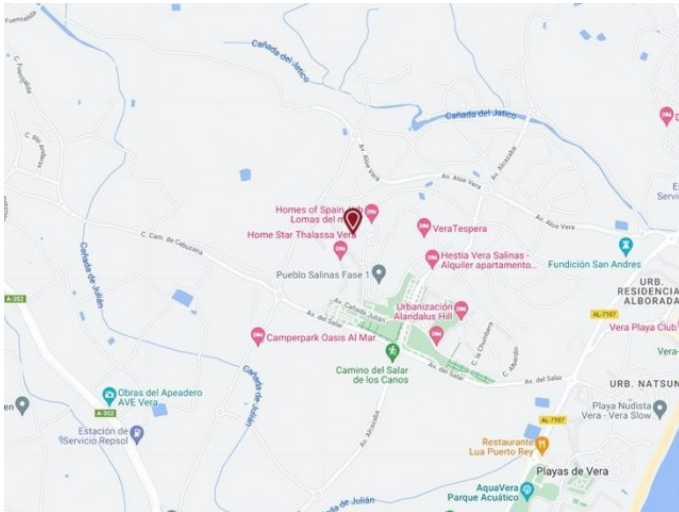
### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €8,200  
Final Payment on completion - €100,800

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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PARCELA	SUP. (m2)
P-01	519,40
P-02	518,70
P-03	1.514,20
P-04	894,95
P-05	966,95
P-06	1.005,00
P-07	1.101,30
P-08	1.059,30
P-09	1.074,10
P-10	735,20
P-11	1.028,45
P-12	612,45
P-13	613,35
P-14	938,05
P-15	1.029,10
P-16	1.020,70
P-17	1.030,20
P-18	962,45
P-19	938,35
P-20	879,75
P-21	794,95
P-22	700,00
<b>TOTAL</b>	<b>19.935,40</b>

