



Apartment
2 bedrooms
2 bathrooms
76 m²
Communal
EPC Consumption: E
EPC Emissions: E

REF: VHAP 2684

Vera Playa

€99,995

Ground floor apartment in Al Andaluz Hill with 2 bedrooms / 2 bathroom with a private garden measuring 41.62 mts2 and additional secure covered private parking.

The property has a built area 76.35 mts2 distributed between lounge / dining room, kitchen, courtyard, main bedroom with en suite bathroom, double bedroom, family bathroom and parking. Additionally there is a private garden with an area of 41.62 mts2.

The development has outdoor swimming pool for adults and smaller pool for children, an indoor heated pool, etc.

Vera beach and all the local amenities are less than 10 minutes' walk via the promenade or a short drive, Garrucha is 10 minutes drive and Mojacar Playa or Mojacar Village can be reached in less than 15 minutes' drive. It is also within 10/20 minutes' drive to several golf resorts in the area. The Airport of Almeria is within no more than 45 minutes' drive and Murcia Airport is less than 1.1/2 hour drive.

The unmistakable Andalusian style with its white walls, coloured tiles and blue glazed roofs have made these properties very popular for those looking to live there full-time or simply looking for a second home or investment.

For more information please visit our office or contact us by phone or e-mail.

Approximate purchasing costs

Net price - €99,995
Purchase tax - €7,000
Land registry - approx. - €250
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €7,000
Final Payment on completion - €89,996

Approximate running costs

Yearly council rates (IBI) - €237.88
Quarterly rubbish collection - €39.48
Monthly community fees - €67.48

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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