





Villa

3 bedrooms

3 bathrooms

 245 m²

 1,000 m²

 Private

REF: VHVL 2761

Vera Playa

From €579,000

3 bed / 3 bath southeast facing off plan detached modern Villas with private swimming pool in Vera Playa within walking distance to the sea, aqua park, commercial centre, supermarket, bars, restaurants and so on. The Villas will be built on large freehold plots measuring between 960 to 1.060 mts2 and will have a total built area of 245 mts2.

The Villas are set on three levels (semi-basement, ground and first floor). The 100 mts2 semi-basement is open plan and therefore can be adapted almost anything such as gym, wine cellar, storeroom, extra bedrooms, office, and so on; The ground floor is comprised entrance hall, dining room with double height and French windows with access to the covered terrace, garden and pool area, lounge with French windows also with access to the covered terrace, garden and pool area, fitted kitchen with a possibility to have an island, laundry area, 2 double bedrooms with ensuite bathrooms – one of which with direct access to the covered terrace, garden and pool area; The upper level is comprised of landing / hallway with access to the terrace with sea views, double bedroom with ensuite bathroom and walk in wardrobe as well as direct access to the terrace with sea views. Within the freehold plot as well as the garden, swimming pool and entertaining area there is also a zone for parking vehicles.

For more information, payment plan or for a detailed specification please visit our office or contact us by phone or email.

Approximate purchasing costs

Net price - €579,000

IVA - 10% - €57,900

Stamp duty - 1.2% - €6,948

Land registry - approx. - €1,448

Notary fees - approx. - €1,737

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €54,900

Final Payment on completion - €521,100

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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