



Apartment
2 bedrooms
2 bathrooms
🏠 110 m²
🏡 74 m²
🏢 Communal

REF: VHMx 2789

Vera

€139,990

Pretty Garden Apartment For Sale in Valle del Este Golf Resort in Vera, Almeria, Andalusia with parking space and storeroom.

Overview: Located within the prestigious Valle del Este Golf Course in Vera, Almeria, this garden apartment offers an idyllic blend of comfort, style, and convenience. The property spans 110m² with an additional 74m² of private terrace and garden space. It comes fully equipped with high-end finishes and dual integrated air conditioning.

Layout: The apartment boasts an open-plan American style kitchen, seamlessly integrating functionality with style. The kitchen is fully fitted and equipped with an electric hob and oven, half-size dishwasher, fridge-freezer, and an integrated microwave as well as smart black granite worktops and white units. Adjacent to the kitchen, a utility room houses a washing machine and hot water heater. A extensive terrace in front of the living room and bedrooms offers lovely views and access to the 74m² private garden, creating an oasis of peace and privacy.

A thoughtful layout separates the living area from the sleeping quarters, where two bedrooms and two bathrooms are situated. The main bedroom features a dressing area, built-in wardrobe, and a full ensuite bathroom with a bath and marble top basin unit. The second bedroom, also with a built-in wardrobe, and another bathroom equipped with a shower cubicle, ensure comfort and convenience for residents and guests alike. Both bathrooms have windows for natural light and ventilation.

Communal Areas: Residents can enjoy access to two communal pools, a children's pool, and beautifully manicured gardens and lawns that embody the essence of Andalusian charm. These shared spaces offer a perfect setting for relaxation and socialization within a secure and welcoming community.

Included in the Sale: The apartment is sold with a parking space and a storeroom. Aluminum windows with double glazing throughout ensure energy efficiency and comfort year-round. Dual Air Conditioning throughout.

Location: Located within the renowned Valle del Este Golf Resort in Vera, Almeria, this esteemed neighbourhood offers more than just a home; it provides a lifestyle. Situated amidst a backdrop of lush greens and breathtaking landscapes, residents enjoy unrivalled access to a 4-star hotel, a charming

commercial centre, restaurants and bars. Not to mention the allure of an 18-hole golf course right on your doorstep, ensuring endless leisure opportunities. Vera lies on the coast of Almeria and is divided into Vera Pueblo (town) which lies 7 km inland and Vera Playa (beach). The town has a perfect combination of historical roots (the town hall was built in the 16th century) and modern life with bustling streets and eclectic shops, bars and restaurants to suit all tastes. Vera Playa is famous for its excellent beaches with fine golden sand and clear waters. The most well-known nudist beach in Europe is located at El Playazo Vera Playa, a 5km stretch of beach that also includes nudist urbanisations, restaurants and bars alongside it.

Airports

Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

3 other Golf Courses

Mojacar: Marina de la Torre, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

Approximate purchasing costs

Net price - €139,990
Purchase tax - €9,799
Land registry - approx. - €350
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €10,999
Final Payment on completion - €125,991

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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