



Apartment  
2 bedrooms  
2 bathrooms  
🏠 74 m²  
🏡 Communal  
EPC Consumption: G  
EPC Emissions: E

**REF: VHAP 2806**

## Vera Playa

**€124,995**

Charming ground floor apartment, nestled in a beautiful position. Boasting 2 bedrooms and 2 bathrooms, it offers a fantastic covered sun terrace and two gardens with real grass - a serene retreat to unwind and soak up the Mediterranean lifestyle. The area of the gardens is 55.02 mts2.

The community is meticulously maintained, featuring landscaped gardens, outdoor adult and children's swimming pools, an indoor heated swimming pool, children's play area, and year-round maintenance, ensuring a blissful living experience.

Upon entering through the entrance gate, a tiled pathway flanked by a lush garden with real grass leads to the front door, offering easy access from communal areas and the street. Internally, the apartment is spacious and bathed in natural light.

The front door opens into an entrance hall, where to the left, a fully fitted kitchen awaits, complete with granite worktops and modern appliances. A utility room/outside storage space adds convenience. Continuing along the hallway, a family bathroom and 2 double bedrooms, each with fitted wardrobes, provide comfortable accommodation. Both of the bedrooms benefit from hot & cold air conditioning.

The primary bedroom boasts its own en-suite bathroom and patio doors leading out to the garden area, creating a seamless indoor-outdoor flow. The spacious and bright lounge features doors opening to the garden and is equipped with hot & cold air conditioning for year-round comfort.

The exterior space is truly exceptional, offering a covered terrace ideal for al fresco dining, a private garden with real grass, and picturesque views. Ample parking is available outside the community, with a private parking space included for added convenience.

Looking ahead, the completion of the Murcia-Almeria Mediterranean Corridor high-speed rail link in 2026, with new stations in Lorca and Vera, promises enhanced connectivity and accessibility to this desirable coastal location.

### Approximate purchasing costs

Net price - €124,995

Purchase tax - €8,750

Land registry - approx. - €312  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €9,500

[info@veritashomes.co.uk](mailto:info@veritashomes.co.uk)

+34 950 472 430

<https://veritashomes.co.uk/2806>

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Final Payment on completion - €112,496

**Approximate running costs**

Yearly council rates (IBI) - €271.45

Quarterly rubbish collection - €39.48

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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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