



Apartment
3 bedrooms
2 bathrooms
🏠 87 m²
🚶 Communal

REF: VHAP 2934

Vera Playa

From €268,500

A choice of off plan 2-bed / 2 bath ground floor maisonettes style apartments with built areas ranging from 86.55 to 94.34 mts² and outside / terrace areas ranging from 53.34 to 290.36 mts². The prices range from €268.500 to €359.900 plus taxes. The property also benefits from underground private parking space and storeroom and communal swimming pool. The estimation for completion is June 2027 and the General specifications are as follows:

STRUCTURE, ENCLOSURES, FAÇADE, AND FINISHES:

- Reinforced concrete structure and foundations, as per technical specifications.
- Ceramic brick walls with rock wool insulation and plasterboard lining.
- Façades with a combination of rendered mortar (painted) and ceramic cladding.
- Porcelain tile flooring (60x60 cm) with 9 cm skirting. Non-slip porcelain tiles for outdoor terraces.
- Bathroom wall tiles: white porcelain (60x30 cm) on three walls and wood-look tile on one.
- Smooth white paint on interior walls and ceilings.

CARPENTRY, GLAZING & JOINERY:

- Security entrance door. Interior doors: white lacquered (Sparta 5, Dierre).
- Built-in wardrobes with drawers, white lacquered, sliding doors with soft close (19 mm board).
- Exterior aluminium joinery RAL 7016: sliding (75RPT series) and casement (55-60RPT series).
- Exterior glass railings: laminated 6+6. Bedrooms with double glazing (Guardian Sun 3+3/10/5 mm).
- Motorized aluminium shutters in bedrooms (same colour as windows).
- Kitchen furniture per layout.
- Appliances: integrated fridge & dishwasher, induction hob, extractor, oven, microwave in column.

PLUMBING INSTALLATION:

- Sanitaryware: Roca (Monodin N or similar), The Gap model toilet.
- Chrome single-lever taps: Roca or similar. Rain effect shower (Box by TRES or similar). External shower control.
- Bathroom unit: Visobath 80 cm with two drawers, undercounter sink, rectangular mirror (80x70 cm).
- Custom extra-flat shower tray with transparent glass screen.
- Built-in shower niche as designed by Technical Direction (DF).
- Domestic hot water via aerothermal heater (150L), brand Ariston or similar.
- Water tap on terrace.

ELECTRICAL & CLIMATE CONTROL:

- Electric towel warmers in both bathrooms.
- Switches: Niessen, Simón 28 white or similar. Colour video intercom.
- TV and phone sockets in all rooms.
- LED lighting: exterior, kitchen-living room, bathrooms, and hallway. LED strips under upper kitchen cabinets.
- Pre-installed EV charging point in parking area.
- Pre-installed ducted air conditioning.

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

Approximate purchasing costs

Net price - €268,500
IVA - 10% - €26,850
Stamp duty - 1.2% - €3,222
Land registry - approx. - €671
Notary fees - approx. - €806
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €23,850
Final Payment on completion - €241,650

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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