

Apartment
3 bedrooms
2 bathrooms
100 m²
Communal

**REF: VHAP 2936**

## Vera Playa

## From €395,000

PHASE I - A choice of 4 off plan 3-bed / 2 bath Penthouse apartments with built area of 110.15 mts2 and terrace / roof terrace areas with 83.15 mts2. The prices range from €395.000 to €420.000 plus taxes. The property also benefits from underground private parking space and storeroom and communal swimming pool. The estimation for completion is November 2027 and the General specifications are as follows:

STRUCTURE, ENCLOSURE, FACADE & FINISHES:
• Reinforced concrete structure and foundation, per technical project design. • Ceramic brick walls with rock wool insulation and plasterboard lining. • Facades combining single-layer mortar with paint finish and ceramic cladding. • Interior porcelain flooring (60x60 cm) with matching 9 cm skirting; anti-slip porcelain on terraces. • Bathroom tiling in 60x30 cm porcelain, white on three walls, one wood-effect. • Smooth white paint on walls and ceilings inside the property.

INTERIOR & EXTERIOR CARPENTRY AND GLAZING:
• Security entrance door; interior white lacquered doors (Sparta 5 model by Dierre). • Built-in wardrobes, white lacquered with drawers and sliding doors. • Exterior aluminium carpentry in dark grey (RAL 7016); sliding and tilt-turn systems. • Exterior railings in laminated glass (6+6); double glazing in bedrooms with solar control. • Motorized aluminium blinds in bedrooms, matching window colour. • Kitchen furniture per layout; integrated fridge & dishwasher, induction hob, extractor, oven & microwave in column.

PLUMBING INSTALLATION:
• White sanitaryware by Roca or similar; “The Gap” toilet model. • Chrome mixer taps by Roca or similar; Rain shower (Box model by TRES or similar). • Bathroom furniture with inset basin and 80x70 cm rectangular mirror (Visobath 80 cm with 2 drawers). • Custom extra-flat shower tray with glass screen. • Built-in shower shelf per technical design. • Domestic hot water via 150L aerothermal heater (Ariston or similar). • Water point on terrace and/or solarium.

ELECTRICAL & HVAC INSTALLATION:
• Electric towel heaters in both bathrooms. • Switches by Niessen or Simón 28 white or similar. colour video intercom. • TV and phone outlets in all rooms. • LED lighting in outdoor areas, living room-kitchen, bathrooms, and hallway. LED strips under upper kitchen cabinets. • Pre-installation for EV charging in

parking area. • Pre-installation of ducted air conditioning.

SOLARIUM:
• Summer kitchen with granite countertop, sink, pre-installations for hot/cold water, washer, mini fridge, and power outlet. (Appliances not included.) • Power points and TV. • Pergola area above kitchen with solar panels as per technical project.

COMMON AREAS:
• Two outdoor pools with lighting, and one heated indoor pool connecting blocks III & IV. • Parking space and storage room in garage area.

Prices from: 395.000,00 Euros plus costs.
Other costs related to this purchase are:
39.500,00 € VAT at 10%
4.740,00 € Stamp duty at 1.2%
1.185,00 € Approximate Notary Office fees
988,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
441.413,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit the site please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

**Approximate purchasing costs**
Net price - €395,000
IVA - 10% - €39,500
Stamp duty - 1.2% - €4,740
Land registry - approx. - €988
Notary fees - approx. - €1,185
Conveyancing - approx. - €1,500

**Standard forms of payment**
Reservation deposit - €3,000
Remainder of deposit to 10% - €36,500
Final Payment on completion - €355,500

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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