



Villa

3 bedrooms

3 bathrooms

92 m<sup>2</sup>

230 m<sup>2</sup>

Communal

EPC Consumption: D

EPC Emissions: C

**REF: VHVL 2962**

## Puerto Rey

**€510,000**

Great opportunity in Puerto Rey! 3 bed / 3 bath spacious semi/detached southeastern facing Villa set on 2 levels, part of the exclusive Puerto Rey resort and within 200 meters from its sandy beach and a short walk to the Puerto Rey club with its 2 large communal pools, gardens, tennis and football courts, restaurant, etc.

In brief, the property has a freehold plot of 230 mts<sup>2</sup> and the built area of 92.10 mts<sup>2</sup> excluding the front terrace of approx. 19 mts<sup>2</sup> and back patio and BBQ area of approx. 22 mts<sup>2</sup>. The built area is distributed between a large living & dining room with a fireplace, toilet and shower, large fully fitted and well equipped kitchen, storage area under the stairs and stairwell leading to the upper level. The 1st floor is comprised of a landing, double bedroom with ensuite bathroom, 2 further double bedrooms and a family bathroom. The property has been fully renovated and is ready to move in.

The ground level is surrounded by terraces and garden. To the front there is a large terrace with an adjustable roof allowing the area to have shade or sun and light in more or less abundance according to how one feels and this area is ideal to chill out and dine al fresco. The covered service area at the back of the kitchen houses the washing machine, the desalination machine and the spare electric water tank. In the back patio between the kitchen and the garden there is a proper Argentinian style built in BBQ and an area for food preparation, an outside shower, etc. The rest of the area on the ground level is divided between the garden and the car port. The upper level has a terrace with sea views, and all the bedrooms also enjoy sea views. The property benefits from micro cement flooring throughout, high ceiling, ducted dual air conditioning system, all bedrooms have built in wardrobes, double glazed windows, design sanitaryware in the bathrooms, solar panel installed in the roof for hot water, and so on.

If you are looking for a comfortable well-designed property set in the exclusive Puerto Rey area of Vera Playa, a short walk to the beach, bars and restaurants, bus stop, etc. then you should view this one without delay. Viewings by appointment only! Please visit our office or contact us by phone or e-mail to organize an appointment. Virtual viewing is also available.

### Approximate purchasing costs

Net price - €510,000

Purchase tax - €35,700

Land registry - approx. - €1,275

Notary fees - approx. - €1,530

Conveyancing - approx. - €1,500

#### **Standard forms of payment**

Reservation deposit - €3,000

Remainder of deposit to 10% - €48,000

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<https://veritashomes.co.uk/2962>

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Final Payment on completion - €459,000

**Approximate running costs**

Yearly council rates (IBI) - €454.35  
Quarterly rubbish collection - €51.40

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Monthly community fees - €28.99

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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