



Apartment
2 bedrooms
2 bathrooms
🏠 100 m²
🏠 Communal
EPC Consumption: E
EPC Emissions: E

REF: VHAP 2963

Vera Playa

€265,125

!Great opportunity first line beach in Vera Playa! 2 bed / 2 bath 1st floor apartment with large private terrace, private covered parking and storeroom. The up market residential has direct access to the promenade and the beach and within its grounds for the exclusive use of property owners and their guests there are 4 swimming pools, football and padel courts and children's playground all in a meticulously kept garden. The community is also served by a restaurant adjacent to it with a private seating area inside the community grounds reserved for residents and their guests only.

The apartment has approx. 85 mts² and is comprised of living / dining room with direct access to the large terrace with sea view, fully fitted and well-equipped kitchen, main bedroom with an ensuite bathroom, another double bedroom and a family bathroom. The property benefits from split air conditioning and ceiling fan in the lounge and dining area, the bedrooms have built in wardrobes, the terrace is also fitted with a ceiling fan and so on. The private covered parking is conveniently located opposite the entrance of the block and the 15 mts² secure private storeroom is also nearby. This is without doubt a rare opportunity right by the sea, priced sensibly and the vendor is looking for a quick sale.

Apart from the sea and the restaurant right next door, nearby there are also a main supermarket, commercial centre, several bars and restaurants, the aqua park, and so on. Soon the high-speed train line connecting the area with the rest of Spain and Europe will have a station nearby in Vera which will be less than 5 minutes drive away.

If you are looking for a comfortable apartment set in a upmarket urbanization with direct access to the sea in Vera Playa and with all the services and amenities nearby, 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 - €265,125
Purchase tax - €18,559
Land registry - approx. - €663
Notary fees - approx. - €795
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €23,513
Final Payment on completion - €238,613

Approximate running costs

Yearly council rates (IBI) - €519.74
Quarterly rubbish collection - €51.40
Monthly community fees - €160.23

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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