



**Apartment**  
**2 bedrooms**  
**2 bathrooms**  
 **66 m<sup>2</sup>**  
 **Communal**

**REF: VHAP 2977**

## Vera Playa

**€150,000**

2-bed/2-bath Penthouse Apartment with far reaching views and private parking in Vera Playa set in a gated and well-maintained urbanisation with outdoor swimming pool, heated indoor pool, communal gardens, children's playa area, etc. all within a 15 minutes' walk to the beach.

All in all the Penthouse Apartment has a bule area of 65.80 mts<sup>2</sup> distributed between living/ dining room, fully fitted kitchen with utility area, main bedroom with an ensuite bathroom, 2nd double bedroom and family bathroom. The bright living and dining area boasts air conditioning and glass sliding doors that open directly onto a spacious terrace, providing uninterrupted views out to the horizon.

Residents of this development will appreciate the exceptional on-site facilities, including both a summer outdoor pool and a heated indoor pool, all within a secure environment. The community is meticulously maintained with attractive landscaped gardens, an outdoor children's pool, a dedicated play area, and year-round maintenance, ensuring a pleasant living experience. There's ample parking available outside the community, and a private parking space is included for added convenience.

For more information or to book a viewing appointment please contact our office. Virtual viewing is also available.

### Approximate purchasing costs

Net price - €150,000  
 Purchase tax - €10,500  
 Land registry - approx. - €375  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €12,000  
 Final Payment on completion - €135,000

### Approximate running costs

Yearly council rates (IBI) - €344.38  
 Quarterly rubbish collection - €51.40  
 Monthly community fees - €63.81

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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