



Apartment  
 2 bedrooms  
 2 bathrooms  
 🏠 137 m<sup>2</sup>  
 🏢 Communal  
 EPC Consumption: E  
 EPC Emissions: D

**REF: VHAP 3010**

## Vera Playa

**€285,000**

Great opportunity in Altos de Nuevo Vera in Vera Playa! 2 bed / 2 bath superb ground floor well-appointed apartment set on an elevated position with large private terrace, huge private covered parking and storeroom. The well-kept complex of Altos de Nuevo Vera, a short walk to the sea, benefits from 3 outdoor swimming pools, children's playground, a meticulously kept garden, concierge, etc.

The property has a total area of 136.81 mts<sup>2</sup> divided between: the well-appointed apartment with a built area of 85.16 mts<sup>2</sup> comprised of living / dining room with direct access to the large south facing terrace with view of the gardens and swimming pool, fully fitted and well-equipped kitchen with a separate utility area, hallway, main bedroom with direct access to the large terrace and with fitted wardrobe, ceiling fan and an ensuite bathroom, second double bedroom with fitted wardrobe and ceiling fan and a family bathroom with a shower; a south facing terrace with an area of 25.37 mts<sup>2</sup>, fitted with ceiling fan and two storage areas; a separate storeroom with an area of 6.39 mts<sup>2</sup>, a covered parking space with 19.89 mts<sup>2</sup>. This immaculate property also benefits from split ducted air conditioning throughout. This property is a rare opportunity on the sought after and well-kept development of Altos de Nuevo Vera. Sold furnished as per inventory.

Apart from the sea which is around the corner (350 meters), 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 approximately 5 minutes' drive.

All this to included furniture as per inventory, fixtures and fittings is being sold for 285.000,00 Euros plus costs.

Other costs related to this purchase are:

19.950 € Stamp duty at 7%

855,00 € Approximate Notary Office fees

713,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

306.518,00 € 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.

If you are looking for a comfortable apartment set in a upmarket urbanization 5 minutes' walk 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 - €285,000  
Purchase tax - €19,950  
Land registry - approx. - €713  
Notary fees - approx. - €855  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €25,500  
Final Payment on completion - €256,500

**Approximate running costs**

Yearly council rates (IBI) - €704.20  
Quarterly rubbish collection - €51.40  
Monthly community fees - €96.13

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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