



Apartment  
One bedroom  
One bathroom  
🏠 46 m<sup>2</sup>  
🏠 Communal  
EPC Consumption: E  
EPC Emissions: E

**REF: VHAP 3011**

## Vera Playa

**€110,000**

1 bed / 1 bath Penthouse apartment with 2 private terraces plus the roof terrace with 360° views as well as a private covered parking space, all set in a gated community that benefits from communal gardens, outdoor swimming pool, indoor heated pool and tennis court. All of this a short drive to the sea and to the soon to be inaugurated AVE railway station, around the corner from a major supermarket, bars and restaurant, an international school with easy access to the excellent motorway networks linking the coast to 3 international airports and the rest of Spain.

The Apartment has a built area of 46.25 mts<sup>2</sup> distributed between a spacious living / dining room, separate fully fitted kitchen, hallway, a double bedroom, and a bathroom. The property also benefits from two terraces totalling 26.49 mts<sup>2</sup> as well as the roof terrace with 33.70 mts<sup>2</sup> offering 360° views. The private parking space measures 9.90 mts<sup>2</sup>. This property is ideal as either a holiday retreat or full time living. Sold furnished as per inventory.

Other benefits include gated community, heated communal indoor pool as well as outdoor swimming pool. The property is located only 1 minute walking from a main supermarket and bars. For those with children at school age there is an international school around the corner. The beach is only a few minutes' drive or a longer walk. The coastal towns of Vera Playa, Garrucha and Mojácar are also within easy access.

All this including the good quality furniture, fixtures and fittings is being sold for 110.000,00 Euros plus costs.

Other costs related to this purchase are:

7.700,00 € Stamp duty at 7%

700,00 € Approximate Notary Office fees

275,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

118.675,00 € 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 this wonderful apartment please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is available upon request.

**Approximate purchasing costs**

Net price - €110,000  
Purchase tax - €7,700  
Land registry - approx. - €275  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €8,000  
Final Payment on completion - €99,000

**Approximate running costs**

Yearly council rates (IBI) - €208.71  
Quarterly rubbish collection - €51.40  
Monthly community fees - €66.20

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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