




Town House

2 bedrooms

2 bathrooms

 78 m<sup>2</sup>

 Communal

**REF: VHMx 3016**

## Vera Playa

**€249,950**

2-Bedroom Townhouse For Sale with Large Private Garden in Veramar VI, Vera Playa, Almeria

This 2-bedroom, 2-bathroom duplex is located in the Veramar VI urbanisation in Vera Playa and offers an excellent combination of indoor and outdoor living. Sold fully furnished, including white goods and outdoor furniture, the property can be enjoyed as a holiday home, permanent residence, or rental investment.

The property occupies a corner position and benefits from a generous 75m<sup>2</sup> private garden that enjoys plenty of sunshine throughout the day. A communal pedestrian pathway leads to the entrance, with a few steps taking you up to the garden level. The enclosed front terrace, featuring windows on three sides and a solid roof, provides a bright additional living space and welcomes you into the home.

Inside, the ground floor offers a comfortable open-plan living and dining room. A breakfast bar and serving hatch connect the living area with the kitchen, creating a sociable layout ideal for entertaining. There is also a useful storage cupboard beneath the staircase and a shower room with a walk-in shower and window for natural light and ventilation.

The fitted kitchen features white units, an electric hob, ample storage, and glass-fronted display cupboards. Adjacent to the kitchen is a practical utility area with a glazed roof, housing the fridge-freezer, dishwasher, and electric water heater.

Upstairs, the first floor comprises two double bedrooms, both with fitted wardrobes, and a family bathroom equipped with a bathtub and shower, wash basin, bidet, WC, and window. From the landing, a door opens onto a spacious terrace overlooking the beautifully landscaped communal gardens. This pleasant outdoor space is fitted with an awning, side and front windbreaks, and a storage chest.

The outdoor areas are a particular highlight of this property. The large garden includes a dining area with table and benches, as well as a lovely built-in outdoor kitchen complete with worktop, sink, gas barbecue, grill, and a small fridge. Partially covered and enhanced by an awning, it creates the perfect setting for outdoor dining and entertaining. Additional features include two storage sheds and an outdoor shower.

The property also benefits from a numbered private parking space and is situated just a short stroll from the communal swimming pool, which is surrounded by attractive gardens and seating areas. There are individual air conditioning units (hot and cold air) in the bedrooms and the sitting room.

Veramar VI enjoys an excellent location in Vera Playa, close to a wide range of amenities. The sandy beaches are within easy reach, while local bars, restaurants, cafés, supermarkets, and shops are all nearby. The area offers an excellent selection of leisure activities including water sports, cycling, golf at nearby Valle del Este and Desert Springs resorts, and scenic coastal walks. The picturesque fishing village of Villaricos, the market town of Garrucha, and the historic hilltop village of Mojácar are all just a short drive away.

With its generous outdoor space and excellent location, this attractive duplex would make a wonderful holiday retreat, a comfortable permanent residence, or an ideal lock-up-and-leave property on the Almería coast.

Purchase Costs Estimated for 249,950 € sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 17,496 €
- Notary: approx. 800 €
- Land Registry: approx. 700 €
- Agent's commission payable by purchaser: 0 €

Total estimated additional costs: approx. 18,996 €

Total: 268,946 €

Legal fees are not included. Exact tax amounts may vary depending on the buyer's situation. Buyers are entitled to full information under Decree 218/05 of 11 October. This estimate is valid for 24 hours and may change due to tax or price adjustments.

Airports: Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

4 Golf Courses: Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

#### About Us:

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English, and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

#### Approximate purchasing costs

Net price - €249,950

Purchase tax - €17,497

Land registry - approx. - €625

Notary fees - approx. - €750

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €21,995

Final Payment on completion - €224,955

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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