

# Vera Playa

## Apartment / Apartamento

€99,000

Ref: B2009

**SOLD**



2



2



61 m<sup>2</sup>



✓



✓



5 min.



✓



Consumption  
E - 130kW

Emissions  
E - 23kg

**Tel: +34 950 615 388**  
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C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

Property price .....	€99,000 (£85,665)
Transfer tax 7% .....	€6,930 (£5,997)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## **Fees and Taxes**

Communal fees .....	€69.38 per month
IBI property tax .....	€215.49 per annum
Refuse fees .....	€205.60 per annum

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€6,900 (£5,971)
Final Payment of 90% on completion ....	€89,100 (£77,098)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

This is an opportunity to purchase a first floor two bedroom, two bathroom apartment on the popular resort of Al Andalus Thalassa.

Al Andalus Thalassa is a popular well maintained community offering communal grounds, play areas and two external swimming pools and an indoor swimming pool, gymnasium and spa, tennis and padel courts.

Access to the apartment is via stairs and this will take you directly to the front door of the apartment.

From here you enter the open plan living and dining area. This is a lovely space, offering plenty of light and ventilation thanks to the glass doors that take you out to your private terrace area with ample room for tables and chairs and views over the surrounding communities and also sea views.

Air-conditioning is installed in the room.

Returning to the lounge/dining area on your left hand side you have the first of the double bedrooms with an en-suite bathroom.

The bedroom offers a Juliet balcony offering the aforementioned views, fitted wardrobes and air-conditioning.

The en-suite is fully tiled and has a walk in shower, vanity unit with large mirror, bidet and toilet.

Also from the living/dining area you have access to the galley style kitchen.

This area is fully tiled and offers ample storage in addition to kitchen appliances, oven, hob, extractor fan, washing machine, microwave, dish-washer and fridge freezer.

There is also a window allowing natural ventilation and light.

From here a small corridor to your left will take you to the second double bedroom, again a lovely light room with fitted wardrobes.

Opposite is the fully fitted bathroom. Again this is fully tiled and offers a bathtub with overhead shower, handbasin and toilet.

The property also has an allocated parking space.

This is an ideal property for a permanent or holiday home or alternatively you could purchase it for an investment as it holds a Tourist Licence so ideal for holiday letting rental potential.

The vendor is selling the property fully furnished with soft furnishings to include crockery and cutlery etc.

Contact us today to arrange a viewing.