

# Vera Playa

## Duplex/Townhouse / Casa adosada

€209,950

Ref: B2321

**SOLD**



3



2



134 m<sup>2</sup>



89 m<sup>2</sup>



✓



✓



5 min.



Consumption  
E - 101kW

Emissions  
E - 19kg

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C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€209,950 (£181,670)
Transfer tax 7% .....	€14,697 (£12,717)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€131.86 per month
IBI property tax .....	€334.43 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€17,995 (£15,571)
Final Payment of 90% on completion ....	€188,955 (£163,503)

\* 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

**\*\*SOLD JULY 2025\*\***

This stunning duplex, located in the highly sought-after Al Andalus Veranda Agua community, features three bedrooms, two bathrooms, and underground parking.

The community is meticulously maintained, offering a range of amenities, including communal swimming pools, gardens, padel courts, a gym, sauna/Jacuzzi and children's play areas.

Access to the property is through the community, taking to you to a private gateway, leading you into a spacious garden with a patio.

This space is ideal for relaxing and enjoying al-fresco living and dining.

The main door opens into a bright and airy living area, filled with natural light and a feeling of space.

Adjacent to the living area is a separate kitchen, equipped with white goods and ample storage, along with a handy utility space.

A bathroom with a walk-in shower is also conveniently located on this floor, along with the first of the bedrooms.

Currently arranged as a twin, it features fitted wardrobes and provides a comfortable space.

Also on this floor is a useful storage area.

Stairs lead to the first-floor landing, where the master bedroom awaits. This spacious room includes fitted wardrobes and is bathed in natural light from a window and double glass doors that open onto the upstairs terrace.

Another twin bedroom, also with fitted wardrobes, is located on this level and has a Juliet balcony.

The family bathroom on this floor boasts a large walk-in shower.

The upstairs terrace, accessible from both the main bedroom and a separate door, offers breathtaking views over the countryside and towards the Sierra Cabrera mountains. This is an ideal spot to relax and enjoy the warm Mediterranean climate while taking in the stunning surroundings.

As mentioned previously, there is underground allocated parking.

Contact us today, to arrange a viewing.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible