

# Vera Playa Villa

€595,000

Ref: E203



3



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465 m²



158 m²



✓



✓



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Emissions  
Applied for

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property  
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## Property Purchase Expenses

Property price .....	€595,000 (£507,285)
Transfer tax 7% .....	€41,650 (£35,510)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,279)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,558)
Remainder of deposit to 10% .....	€56,500 (£48,171)
Final Payment of 90% on completion ....	€535,500 (£456,557)

\* 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

In collaboration with our Spanish partners we are delighted to be able to offer you the opportunity to buy this beautiful contemporary style villa, that was built in 2023 on a plot of 465m<sup>2</sup>, with a 155.83m<sup>2</sup> build, spread over two floors.

It has three bedrooms, three bathrooms and a private pool, making it an ideal choice for those looking to enjoy life on the coast.

On the ground floor of the property, we find the spacious living room with integrated kitchen (to be installed), a full guest bathroom and a large bedroom with an en-suite bathroom.

The living room and bedroom have access to the outdoor areas where there is a large terrace with a private swimming pool, plus a large covered porch that will provide shelter from the sun on the hot summer days.

On the second floor, you will find the remaining two bedrooms and the family bathroom, with shower.

There is also a roof terrace overlooking the coast, from where you can enjoy stunning sea views.

The villa has parking for 2 vehicles and is equipped with security glass, mosquito nets, dual functioning air conditioning and a security alarm system, which guarantees the security of the property.

The villa is situated in an ideal spot, being only 150 metres from the stunning beaches of Vera Playa.

There are a wide range of amenities nearby such as shops, bars and restaurants.

Vera Playa has a mild climate throughout the year with an average temperature of 20°C making this an ideal region for those wanting to escape colder climate

The property is located at a comfortable distance from the 3 nearest airports, Almeria Airport at just 75 km, Murcia Airport at 120 km and Alicante Airport at 190 km, making it easy to get to and from your destinations.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registry and agency fees).

For more information or to arrange a viewing please call Spanish Property Choice on 0034 950 615 388

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