













## 2 sovrum Lägenhet till salu i Vera, Almería

190.000€

Beautiful apartment in the second line of the beach in the best area of Vera Playa 'El Playazo.' This is a first-floor apartment with an elevator, featuring a spacious living room that opens onto a terrace, providing a refreshing visual experience with views of the green areas contrasting with the blue of the pool, and feeling the proximity of the sea, just 200 meters away you can practically smell the ocean! The kitchen is independent, although it has a serving hatch, and includes a separate laundry area. It has 2 spacious bedrooms, both with access to a balcony-style terrace, and there are 2 full bathrooms, one of which is en suite with the master bedroom. As you can see in the photographs, this apartment is beautifully decorated and harmonized with very elegant taste, combining every detail. It is sold exactly as you see it in the pictures, meaning it is fully furnished and the kitchen is equipped, ready to move in or spend a few days on vacation. Additionally, the sale price includes a covered parking space, conveniently located at the entrance of the building, making everyday tasks like bringing in groceries or beach gear easier. You can park your car, take the elevator, and go straight to your door. It not only includes parking space number 263 but also has a private storage room, number 11. As you can see, it's a very complete home, ready for anyone looking to be in this area, in one of the most sought-after developments known for its tranquility, well-being, and good neighborhood. This development has a concierge who monitors the entry and exit of cars and pedestrians, ensuring that they belong to the community. It is very safe and has no issues with occupied apartments or anything of the sort it is a well-maintained community in every aspect, making it highly desirable for clients who know the area and want to buy. It features three beautiful swimming pools with plenty of grassy areas, and the construction is of high quality. Currently, there is a special assessment for painting the development until the end of 2025, costing €102, which will leave the community looking impeccable! Don't miss the opportunity call us to visit your new home! Don't hesitate to ask for information, schedule a visit, and you will be pleasantly surprised. Current Price + Taxes (7 ITP). This price does not include notary and registration fees. The applied rates are the highest, and the buyer may benefit from some tax deductions due to the property's characteristics. THE PURCHASE HAS NO COST FOR THE BUYER. If you need any adjustments or

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|  2 sovrum         |  2 badrum    |  70m <sup>2</sup> Bygg storlek |
|  Simbassäng       |  terrace     |  terrace size: 16              |
|  community garden |  Buen estado |  store room                    |
|  No               |  elevator    |  views: Urbanización           |