



## Ref: VZ1882 - GROUND FLOOR Avenida La Palmera

<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	1
<b>Toilets:</b>	
<b>Built surface:</b>	45 m <sup>2</sup>
<b>Living surface:</b>	m <sup>2</sup>
<b>Plot surface:</b>	m <sup>2</sup>

<b>Year of construction:</b>	2006
<b>Distance to the sea:</b>	9 km
<b>Facing:</b>	NORTH
<b>Furnished:</b>	YES
<b>Parking:</b>	NO
<b>Sotrage Room:</b>	NO

<b>Community fees:</b>	0 €/ month
<b>IBI Tax:</b>	€/ year

### Modern Corner Ground Floor Apartment: Comfort and Premium Location in Vera Pueblo

Welcome to your future home or your next successful real estate investment in Vera Pueblo. This beautiful ground floor apartment combines the functionality of a modern dwelling with an unbeatable strategic location, ideal for those seeking quality of life or guaranteed profitability on the Costa de Almería.

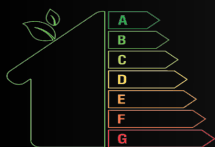
Located in a recently constructed building (2006) with only two floors, this ground floor unit stands out as a corner property, ensuring excellent natural light throughout the day. Its main facade, oriented North, benefits from its proximity to one of Vera's key areas: El Palmeral Fairground, offering immediate access to green spaces, local events, and the main avenues of the municipality.

Upon crossing the security door, a modern and welcoming atmosphere is immediately perceived. The interior design has optimized every square meter. The living-dining room with integrated kitchen (American style) serves as the heart of the home; a cozy yet highly functional space, perfect for daily life and entertainment. The kitchen, fully equipped with modern appliances, facilitates interaction while enjoying a meal or hosting guests. This is a fully furnished apartment ready to move in; you only need to bring your personal belongings.

The resting area consists of two double bedrooms equipped with large built-in wardrobes, maximizing storage space. The master bedroom, also being a corner unit, has windows on two streets, offering cross-ventilation and exceptional brightness. A full bathroom with a bathtub serves both rooms.

The qualities of the home are designed for maximum comfort: air conditioning (hot and cold) installed throughout the dwelling, aluminum exterior carpentry with double glazing ensuring optimal thermal and acoustic insulation, and an impeccable state of conservation that makes it look like new.

This property not only represents the ideal place to establish your residence in a quiet and central area of Vera but also a high-yield real estate investment opportunity. Given its immediate proximity to El Palmeral Institute, Las Viñas football field, and the Health Center, it is perfect for long-term rentals aimed at teachers, health specialists, security personnel, or young families. If you are looking to buy a ground floor apartment in Vera Pueblo that offers comfort, modernity, and a privileged location near all services, this is undoubtedly your best option. A corner gem that won't be available for long!

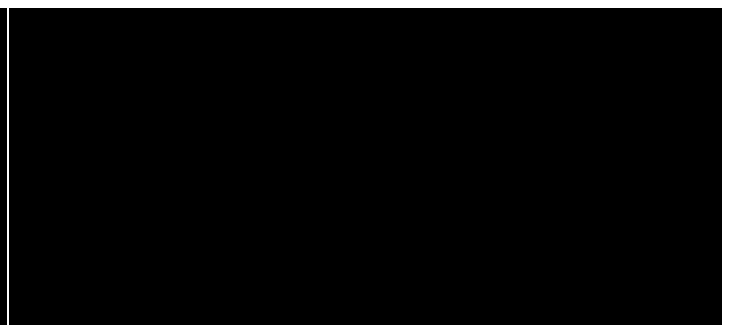




#### Extras

#### Community

<input type="checkbox"/>	GOOD CONDITION
<input type="checkbox"/>	AIR CONDITIONING INSTALLED
<input type="checkbox"/>	
<input type="checkbox"/>	WINDOW BARS
<input type="checkbox"/>	ALUMINIUM WINDOWS



P.V.P.

**106.000 €**

2.355,56 €/m<sup>2</sup>

**Taxes and title deeds expenses are not included**

#### ESTIMATED PURCHASING COSTS:

- 106000€ P.V.P
- 7420€ 7% I.T.P (tax).
- 1.200€ Notary and titled deeds expenses.

**TOTAL: 114620€**

\* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.



For more information  
scan QR code

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