

# Calasparra Villa

€305,000

Ref: A1298



3



2



550 m<sup>2</sup>



102 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€305,000 (£257,588)
Transfer tax 10% .....	€30,500 (£25,759)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,267)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,534)
Remainder of deposit to 10% .....	€27,500 (£23,225)
Final Payment of 90% on completion ....	€274,500 (£231,829)

\* 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 an opportunity to buy a beautiful new build villa located in Vega Hills Village, Calasparras, Murcia.

Vega Hills Village is a real estate development made up of 215 independent 3-bedroom villas: 102m<sup>2</sup> build size on a 550m<sup>2</sup> plot size and 45 villas on a 1,250m<sup>2</sup> plot.

Celeste Model

Plot #22 - 305,000€ (Completion delivery date December 2024)

### Description:

Modern detached one-level villas with private pool, 3 bedrooms, 2 bathrooms, utility room.

Great access to all the services for restaurants, bars with an exquisite cuisine, educational centres, sports facilities, supermarkets, shops.

60 minutes to beach by car.

45 minutes to Corvera airport.

This is nicely built beside the nature, mountain views, closed to a very attractive tourist points such as the Sanctuary of Our Lady of Hope and Sanctuary of Vera Cruz (also Holy City), the Caves of the Port, river descent through the Segura River by kayak or boat.

South-East orientation.

### Included in the price:

24.5m<sup>2</sup> pool (7x3.5 and 6x3 mod. Azahar) and outdoor shower.

Garden area with artificial grass and the rest finished in white gravel.

Exterior and interior LED lighting and perimeter lighting

TV points in all rooms and fibre point in the living room.

Electric blinds in bedrooms.

Intercom.

Sanitary appliances, LED mirror and fixed screen

Finished fitted wardrobes with drawers

Fitted kitchen with Silestone countertop and front and appliances (washing machine, oven, ceramic hob, extractor hood,

dishwasher and refrigerator, 150 l atherothermal heater

The sliding windows are high security, double chamber

Pre-installation of AC through ducts with return grilles

Parking space with rolling area and artificial grass

Perimeter wall with fence and artificial hedge

## FOUNDATION AND STRUCTURE

Foundation by reinforced concrete footings and tie straps and beams in accordance with the geotechnical study carried out.

Sanitary slab with prefabricated reinforced concrete joists, with air chamber, and HA

basement walls.

Structure using pillars and beams in

different sections of reinforced concrete.

Waffle slab on the roof with lost 25 or 30 caisson and compression layer.

Strip footings and HA land retaining walls on the perimeter of plots.

Concrete floor with electro welded mesh in exterior paving areas.

## ROOF

Inverted flat roof, finished with gravel. Thermal-acoustic insulation with rigid panel of extruded polystyrene and waterproofing with asphalt sheet