

Los Gallardos Villa

€285,000

Ref: B1582



3



2



361 m²



100 m²



✓



10 min.



✓



Consumption
Applied for

Emissions
Applied for

Tel: +34 950 615 388
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	€285,000 (£242,450)
Transfer tax 10%	€28,500 (£24,245)
Notary fees (approx)	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx)	€1,500 (£1,276)

Standard form of payment

Reservation deposit	€3,000 (£2,552)
Remainder of deposit to 10%	€25,500 (£21,693)
Final Payment of 90% on completion ...	€256,500 (£218,205)

* 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

A wonderful opportunity to purchase a new build home in the popular area of Huerta Nueva in Los Gallardos.

This is a thriving traditional village which has all the amenities for day to day living, supermarket, doctors, bars, restaurants, banks etc. and its only a short 10 minute drive to the coast of Mojacar.

SELLING PRICE STARTING FROM 285,000€ (+ I.V.A)

AVAILABLE PARCELAS - URBANIZACION HUERTA NUEVA DE LOS GALLARDOS

(Suelo urbano)

SECTOR R2-A2

Parcela 6 - 333.84ms- RESERVED

Parcela 7 - 333.59ms - RESERVED

Parcela 8 - 445.07ms - RESERVED

Parcela 9 - 369.66ms - RESERVED

Parcela 10 - 373.03ms -RESERVED

Parcela 11 - 37203ms -RESERVED

Parcela 12 - 456.24ms - RESERVED

SECTOR R2-A3

Parcela 1 - 506.94m2

Parcela 2 - 418.48m2

Parcela 7 - 352.06m2

Parcela 8 - 353.87m2

*ESTIMATED COMPLETION DATE: 10 - 12 MONTHS

Please note that the price includes a private pool measuring 3x6m (but not the pergola) as depicted in the pictures.

BUILDING SPECIFICATIONS

It will be carried out using reinforced concrete foundation slab as indicated in the execution project.

STRUCTURE - This will be carried out with reinforced and forged concrete porches with semi-resistant joists and concrete vaults, according to calculations of the execution project.

SANITATION - will be carried out according to the project with PVC pipes of the B series.

EXTERNAL CLOSURE AND PLUMBING - The exterior enclosure in the houses will be with nasturtium, formed by 11 cm perforated brick appointment, thick, air chamber and interior partition 7 cm. thick, including thermal insulation in the 5 cm extruded polystyrene air chamber.