

Aguilas Villa

€352,000

Ref: E136



3



2



223 m²



203 m²



✓



✓



2 min.



Consumption
B

Emissions
B

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Property Purchase Expenses

Property price	€352,000 (£299,781)
Transfer tax 10%	€35,200 (£29,978)
Notary fees (approx)	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx)	€1,500 (£1,277)

Standard form of payment

Reservation deposit	€3,000 (£2,555)
Remainder of deposit to 10%	€32,200 (£27,423)
Final Payment of 90% on completion	€316,800 (£269,803)

* 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

****FROM MARCH 2023, SHOW HOME OPEN FOR VISIT****

An opportunity to purchase a new build villa in the popular coastal town of Aguilas, Costa Calida.

The plot sizes range from 222.90m² - 223.05m²

The build size ranges from Build size 187.04m²- 208.27m²

The properties have 3 bedrooms with 2 bathrooms

The Villas come with a private a swimming pool, basement and patio area

Only a 4-minute walk to the beach and 5 minutes walk to Juan Montiel Marina and to the local services and amenities.

Available properties priced from 352,500€ to 371,900€

****Of the original 15 Villas, as of 20.12 2022, only 2 Villas remain available.**

Nº 5 - 352,500€ Completion date December 2023 (Show House with extra upgraded features)

Nº 18 - 371,900€ Completion date April 2024 (Sea views from solarium and terrace on the first floor)

BUILDING SPECIFICATIONS

Structure - made of reinforced concrete with B-500 SD corrugated, steel, earthquake resistant.

Bannisters - of steel profiles finished in white or anthracite grey.

Exterior enclosure wall - made up of a double panel of ceramic brickwork and/or plasterboard, air cell and acoustic and thermal insulation Wurth Termoplus. Interior divisions with brick walls and/or plasterboard in different areas by decision of the technical team.

Facade cladding - using large format porcelain tiles in wood finishing in specific areas and white monolayer mortar

Main armoured security door of the house finished in anthracite grey on the outside and white on the inside

Exterior carpentry in anodized aluminium lacquered in anthracite grey colour textured (RAL 7016), thermally broken profiles and motorised blinds in bedrooms and living room. Guardian sunglasses in the living room

Flooring with large format porcelain pavement (60x60) and antislip in exterior areas, colour to be chosen by the client from different options

Ceilings in hall and specific areas using suspended plasterboard painted in white colour and checkable suspended ceilings in bathrooms

Pre-installation of air conditioning system with ducts, copper piping and electrical wiring to install the heat pumps on the roof

Inside doors and wardrobes in DM lacquered in matt white. Interior of wardrobes finished with shelves, clothes rail and drawers. Decorative shelves in wood finishing in specific areas

Electrical wiring with TV and Internet RJ45 sockets in all the rooms and the living room, light points at the terrace and plot