

# Los Gallardos Villa

€285,000

Ref: B1582



3



2



361 m²



100 m²



✓



10 min.



✓



Consumption  
Applied for

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€285,000 (£243,490)
Transfer tax 10% .....	€28,500 (£24,349)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,282)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,563)
Remainder of deposit to 10% .....	€25,500 (£21,786)
Final Payment of 90% on completion ....	€256,500 (£219,141)

\* 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

Parcela 7 - 333.59ms

Parcela 8 - 445.07ms

Parcela 9 - 369.66ms

Parcela 10 - 373.03ms

Parcela 11 - 37203ms

Parcela 12 - 456.24ms

SECTOR R2-A3

Parcela 1 - 506.94m2

Parcela 2 - 418.48m2

Parcela 4 - 357.91m2

Parcela 5 - 363.46m2

Parcela 6 - 438.81m2

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.