

# Los Gallardos

Land / Terreno

€100,000

Ref: B2202



500 m<sup>2</sup>



15 min.



Consumption  
Not required

Emissions  
Not required

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  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€100,000 (£86,590)
Transfer tax 7% .....	€7,000 (£6,061)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,299)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,598)
Remainder of deposit to 10% .....	€7,000 (£6,061)
Final Payment of 90% on completion ....	€90,000 (£77,931)

\* 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

This is an opportunity to purchase a plot of land measuring 500.03m<sup>2</sup>, in order to construct your own bespoke home.

The land is located in Huerta Nueva in Los Gallardos, on Calle Azahar.

Calle Azhar has seen recent development, with the construction of several new build villas. It offers stunning views of the Sierra Cabrera mountains and distant views of Mojacar Pueblo.

This is the last available plot!

The land offers a works/build licence for the construction of a two level villa, with a total floor space of 300m<sup>2</sup>, measuring 150.00m<sup>2</sup> being the ground floor and then 150m<sup>2</sup> being the underbuild/garage area.

There will also be a private swimming pool measuring 9x3m<sup>2</sup>.

It offers three bedrooms and two bathrooms.

There are also plans to incorporate garden areas at the front and rear of the property with parking.

The local town of Los Gallardos offers you all the amenities that you would require on a daily basis. Supermarket, bakery, butchers, fishmongers, banks, dentist, doctors, pharmacy etc.

All of this is within a walking distance from Calle Azahar.

Contact us today for more information.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible