

# Lorca Villa

€260,000

Ref: E171



4



3



590 m<sup>2</sup>



155 m<sup>2</sup>



✓



20 min.



✓



Consumption  
E - 176kW

Emissions  
D - 36kg

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## Property Purchase Expenses

Property price .....	€260,000 (£215,293)
Transfer tax 10% .....	€26,000 (£21,529)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,242)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,484)
Remainder of deposit to 10% .....	€23,000 (£19,045)
Final Payment of 90% on completion ....	€234,000 (£193,764)

\* 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 Spanish Jewel which gives you an opportunity not to be missed. Still 18 units available! Jardines Almenara is a private gated residential complex with a planned project of 320 villas.

The units available now are fully finished independent villas with a wide plot. The rest of the villas will be built in the very near future. Work on the next 42 available homes is scheduled to begin in March 2024.

\*\* A 8m x 4m swimming pool can be built for 15,000€ - 20,000€ additional to the selling price.

A pool licence has already been granted. This means that you can install an inground, or above ground pool as you require.

These magnificent 18 independent villas are cosy and bright, ready to start living in now!

They have 4 housing models available (Azalea, Lavanda, Iris and Violeta).

Phase 1

Modelo Violeta - Price from 260,000€ to 310,000€

2 storeys

4 bedrooms / 3 baths

Build size of 155m<sup>2</sup>

Plot size from 590m<sup>2</sup> to 598m<sup>2</sup>

\*\*The photos shown on this listing are from the existing show home which is a representation of how this villa can be finished and decorated as your home. Furniture not included in the sales price.

Its magnificent open space style, with top quality materials and bright rooms with lots of windows, is designed as an authentic living space, responding to all your needs in terms of design, functionality and comfort. The kitchen is open to the garden and open to the living room.

And the living room has direct access to the garden, where you can enjoy the Mediterranean climate on its porches, balconies, solarium and especially on its large fenced plot (474 m<sup>2</sup> up to 681m<sup>2</sup>) perfect to create a private garden where you can entertain family and friends.

Distributed in one or two floors, depending on the model, these magnificent villas with 95m<sup>2</sup> to 155m<sup>2</sup> built surface, have 2, 3 and 4 bedrooms, with fitted wardrobe and exterior views. Its 2 or 3 bathrooms, one of them en suite, are equipped with sink, toilet and bathtub or shower and exterior window. In addition, at the entrance, we also find a pergola for parking.

\*\*The property is sold unfurnished, with no kitchen appliances. However, if you would like a kitchen installed, or any additional extras or furniture packages this can be supplied at an additional cost.

This private residential complex is the perfect place for those looking for a safe and calm environment with a friendly neighbourhood. For your peace of mind, the complex is fully fenced with 24 hour security guard, and each plot is fully fenced too.

When you start living in Jardines Almenara you can enjoy outdoor living areas, such as two big communal gardens and a bike lane, which will give you a fantastic opportunity to lead a healthy lifestyle. Undoubtedly, you will find everything you need to enjoy a quiet atmosphere with all the comforts and a Mediterranean lifestyle at Jardines Almenara.

Located in the urbanisation Jardines Almendra...