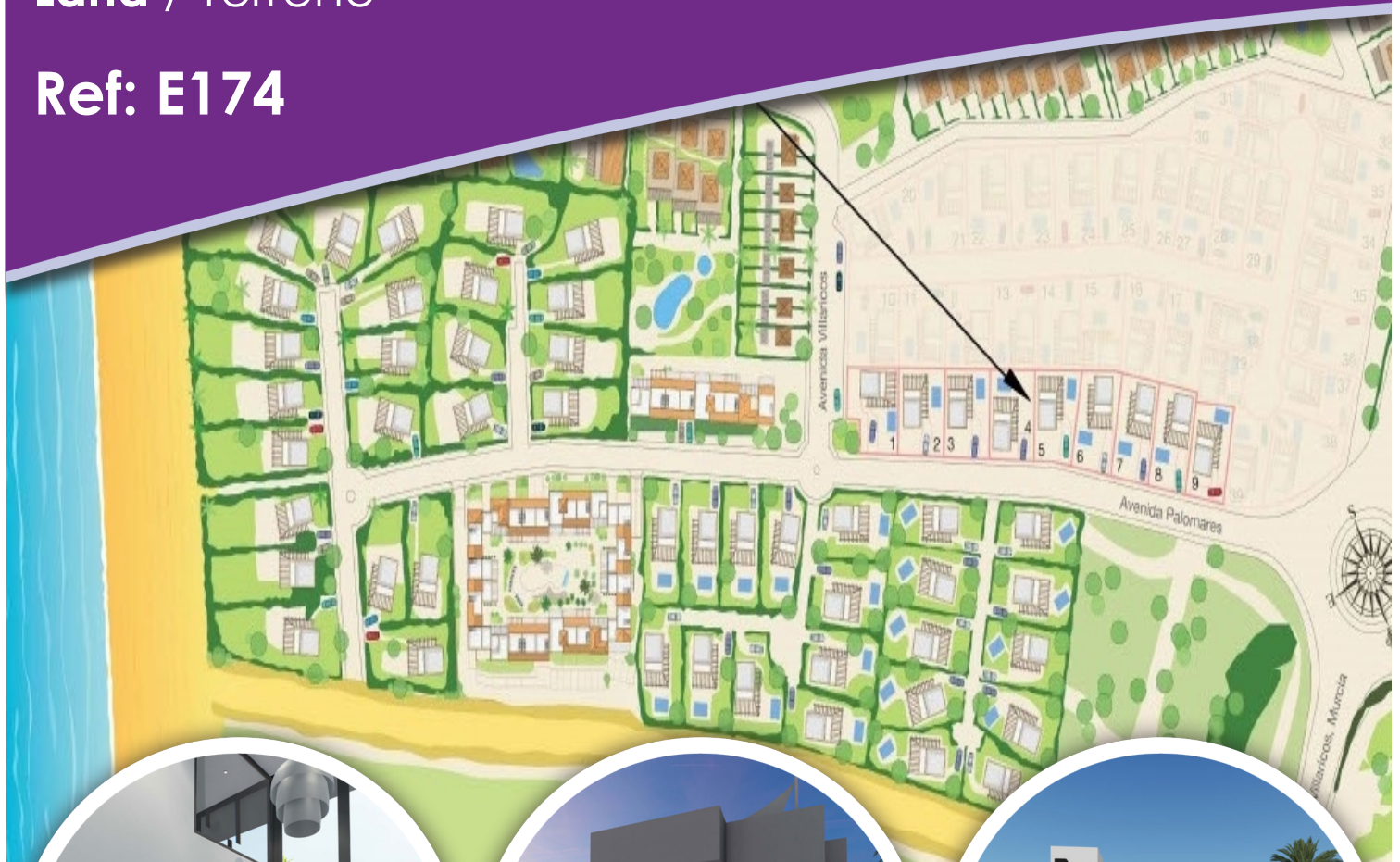


# Vera Playa

Land / Terreno

€149,000

Ref: E174



352 m<sup>2</sup>



141 m<sup>2</sup>



1 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  
Ctra. Estación, 143

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €149,000 (£128,453) |
| Transfer tax 7% .....           | €10,430 (£8,992)    |
| Notary fees (approx) .....      | €750 (£647)         |
| Land registry fees (approx) ... | €750 (£647)         |
| Legal fees (approx) .....       | €1,500 (£1,293)     |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,586)     |
| Remainder of deposit to 10% .....      | €11,900 (£10,259)   |
| Final Payment of 90% on completion ... | €134,100 (£115,608) |

\* 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 a new property investment and development opportunity to allow you to acquire a plot of land, on which you are able to build your own bespoke villa, with pool and parking.

The location is ideal being just a short 5 minutes' drive from Villaricos and Garrucha with its exceptional seafood restaurants and only a short distance from the town of Vera.

At present there are nine consented building plots; starting from 352m<sup>2</sup> to 379m<sup>2</sup>.

The building plots at Playa Marqués are unique as they are currently the only ones for sale within 150m of the beach. With individual plot sizes available at prices starting at €149,000 (excluding IVA at 21%).

The plots come with verifiable planning consent and building conditions, with secondary infrastructure services, good and flexible building regulation conditions, with flexible time limits in which to build your property with the added bonus of having the ability to build three storeys, including ground floor plus basement, therefore obtaining an excellent view of the sea.

This is a unique opportunity to purchase a fully legal individual urban building plots, in a beach environment.

Plot 1...Area...379m<sup>2</sup>...Occupation 151.60m<sup>2</sup>...Buildability 227.40m<sup>2</sup>

Price 172,000€

Plot 2...Area...379m<sup>2</sup>...Occupation 151.60m<sup>2</sup>...Buildability 227.40m<sup>2</sup>

Price 169,000€

Plot 3...Area...379m<sup>2</sup>...Occupation 151.60m<sup>2</sup>...Buildability 227.40m<sup>2</sup>

Price 166,000€

Plot 4.....Area.....379m<sup>2</sup>.....Occupation 151.60m<sup>2</sup>.....Buildability 227.40m<sup>2</sup>

Price 166,000€

Plot 5...Area.....379m<sup>2</sup>....Occupation 151.60m<sup>2</sup>...Buildability 227.40m<sup>2</sup>

Price 165,000€

Plot 6...Area....379m<sup>2</sup>....Occupation 151.60m<sup>2</sup>...Buildability 227.40m<sup>2</sup>

Price 164,000€

Plot 7...Area...379m<sup>2</sup>...Occupation 151.60m<sup>2</sup>...Buildability 227.40m<sup>2</sup>

Price 162,000€

Plot 8...Area....379m<sup>2</sup>....Occupation 151.60m<sup>2</sup>...Buildability 227.40m<sup>2</sup>

Price 160,000€

Plot 9...Area...352m<sup>2</sup>...Occupation 140.78m<sup>2</sup>...Buildability 211.16m<sup>2</sup>

Price 149,000€