

# San Juan de los Terreros Villa

€370,000

Ref: E199



4



2



200 m<sup>2</sup>



124 m<sup>2</sup>



✓



✓



1 min.



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€370,000 (£314,863)
Transfer tax 10% .....	€37,000 (£31,486)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,276)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€34,000 (£28,933)
Final Payment of 90% on completion ...	€333,000 (£283,376)

\* 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

In collaboration with our Spanish partners, we have the pleasure to bring you the opportunity to buy a high-quality semi-detached luxury home in an exceptional landscape of Nuevo Milenio Residencial located in Mar de Pulpi in San Juan de Terreros.

\*Completion delivery date November 2024

Villa #1 - build size 124m<sup>2</sup> - 370,000€

Villa #3 – build size 128 m<sup>2</sup> - 420,000€

Surrounded by a natural area with the best beaches and coves of the province of Almeria as well as a great variety of restaurants and leisure services located very close.

These high-quality semi-detached luxury home are designed to be the perfect combination of modernity and technological innovation with a comfortable and practical space on a plot of 200m<sup>2</sup>.

You can enjoy a luxury home that is built with exclusive and resistant materials, in which every detail is important. The materials used in this building show a high degree of sustainability and contemporaneity in terms of aesthetic and ecology.

The balance between the luminosity and the structure of the windows makes light becomes an experience for all the senses.

In addition, they are equipped with four bedrooms with built-in wardrobe, two full bathrooms with the latest qualities, a large living room, electric blinds with a high security system, a private swimming pool and parking.

Most Important Features:

Houses with exclusive, bright and ecological advantages and a plot of 200 m<sup>2</sup>.

4 bedrooms with built-in wardrobe.

2 full bathrooms.

Private swimming pool with filtration and recirculation system.

Large living/dining room and electric blinds with safety lock.

Ducted air conditioning pre-installation.

Parking.

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