




Villa

2 bedrooms

2 bathrooms

 76 m²

 130 m²

 Communal

EPC Consumption: E

EPC Emissions: E

REF: VHVL 2041

Cabrera

€129,950

2 bed / 2 bath detached villa part of a small and very well kept complex in Sierra Cabrera comprised of 8 properties sharing a communal swimming pool and gardens. The property itself is built on a plot of 130 m² and has a built area of 75.50 m². It offers stunning panoramic mountain views.

The property is in excellent order throughout. On the ground floor there is a living room, dining room, kitchen & utility area and a bedroom with en suite shower room and on the first floor a large bedroom with en suite shower room. The house also benefits from designated underground parking, terraces, garden, and so on.

All in all, a very good opportunity for those looking to buy an extremely well-kept 2 bed Villa on this prestigious Moorish village at a very reasonable price.

Approximate purchasing costs

Net price - €129,950

Purchase tax - €10,396

Land registry - approx. - €325

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €9,995

Final Payment on completion - €116,955

Approximate running costs

Yearly council rates (IBI) - €120.89

Quarterly rubbish collection - €11.03

Monthly community fees - €62.78

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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