



Villa
2 bedrooms
2 bathrooms
🏠 223 m²
🏠 554 m²
🏠 Private

REF: VHVL 2472

Vera

From €295,000

Contemporary Golf Resort Living. Prices start from €295,000 plus taxes for a 2 bed Villa and €340,000 for a 3 bed. Las Villas are some of the most exclusive and best located homes in the established Valle del Este Resort offering optimal comfort and luxury in a contemporary setting. The homes are set in spacious yet manageable plots offering spectacular views over the lake and the 5th fairway of the Valle del Este golf course.

All villas feature large open plan living rooms and state of the art kitchens and dining rooms. The full height floor to ceiling windows open out to the front of your villa integrating the outdoor landscape with the interior enabling you to enjoy the Mediterranean climate and landscape to the full. From this spot it is just a few steps to your private swimming pool and garden where you can watch the sun go down, keep in shape and entertain friends and family in the wonderful Spanish climate enjoying 320 days of sunshine a year.

QUALITIES

Las Villas are constructed to the very highest quality in European construction standards. The quality specifications have been selected from leading brands and offer the best combination of luxury, quality and durability. It comes with:

- Fully fitted kitchens with Siemens appliances, resin kitchen worktops and soft closing cupboard doors and drawers
- High quality bathroom fittings including suspended toilets, thermostatic taps and high-quality ceramic wall tiling
- Optional underfloor heating
- Double glazed windows and motorized aluminum blinds in the bedrooms
- Premium large format ceramic floor tiles in indoor areas with a choice of 3 colours
- Premium non-slip ceramic floor tiling in outdoor areas
- Ducted air conditioning and Domestic hot water by means of aerothermal with maximum energy efficiency
- Interior and exterior LED lighting
- Internet and TV connections in living and dining room, kitchen and bedrooms
- Video door phone
- Private pool with mosaic tiling, spotlights, exterior shower and pump and filter system

TIMESCALES

Once you have decided on which plot and which villa type you would like, you sign a Reservation Contract and pay a Reservation deposit of 20.000€. Within 30 days, you will sign the title deed for the plot, as well as the Turnkey contract for the building of your villa. Preliminary studies to confirm the distribution plan, facades, volumes and 3D work will commence and will take 2 to 3 weeks. We will then request the building license, estimated to be granted within 6 weeks. Once the building license is granted, a down payment of 20% for the Turnkey will be paid. The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs. The estimated timescale for construction is 12 months although the goal is to complete your home before this time. Once the villa is finished, we manage the final utility connections and first occupation license for you.

TAXES and other costs which are excluded from the sale price:

- On the plot: 21% V.A.T. (current rate)
- On the building cost: 10% V.A.T. (current rate)
- Notary, Land registry Office and Conveyance

Included in the price are:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- 10-year builder warranty insurance premium
- Laboratory tests
- Quantity surveyors
- Health and security supervision

• Architect studies

TRIPLE GUARANTEE

- Up to 10 years structure
- 3 years installations
- 1-year finishes

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €26,500

Final Payment on completion - €265,500

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.

REF: VHVL 2472

