



Apartment  
3 bedrooms  
2 bathrooms  
🏠 86 m<sup>2</sup>  
🏢 Communal

**REF: VHAP 2494**

## Cuevas del Almanzora

**From €226,000**

Las Sierras III is a private residential development with a selection of NEW two and three-bedroom 'Key-Ready' Apartments set around a private swimming pool, complete with outdoor lounge space, within beautiful landscaped gardens, occupying an envious position on Desert Springs Resort.

The exterior of the Apartments has maintained the heritage of tradition, whilst contemporary design and natural light are the outstanding characteristics with an interior that offers a stylish home with modern appeal.

The Apartments provide spectacular views over the championship Indiana course and mountain ranges beyond, as well as towards the Mediterranean coastline, and are within easy access to all resort facilities. Living rooms lead out to a generous covered veranda. Each property has the use of a parking area, gardens, swimming pool and a private roof solarium. High quality finishing's include; USB ports in all rooms with high speed internet connectivity, an attractively tiled bathroom and shower room. An open plan kitchen with integrated appliances. Air conditioning, double glazing, mirrored wardrobes to bedrooms with high quality 'Porcelanosa' sanitary ware and fittings throughout.

2 bed apartments are also available and cost 217.000 euros plus costs.

The property comes fully furnished with A/C, ZERO maintenance fees, two-weeks worth of personal usage per annum and a Guaranteed Return On Investment (ROI) of 5% of the purchase price per annum for 10-years.

It is being sold FREEHOLD, with a 10 year Management Contract in place with Playas del Almanzora SL. who have a contractual obligation to market, manage and maintain the properties for commercial purposes and for their operational benefit.

Each Property has use of the covered parking areas and of the gardens and swimming and paddling pools, all maintained by the Las Sierras Community. The price includes double-glazing.

The areas of roof terraces and other facilities are additional to constructed areas. Other facilities include

patios, balconies and gardens as shown on the Project Plans. The areas given are indicative and approximate pending exact measurement.

The LAUNCH PRICE includes FREE OF CHARGE an Adult Non-Resident Resort Membership of the Desert Springs Golf Club, with the privileged possibility of up to one additional adult "Partner" and two children's Non-Resident Resort memberships also FREE OF CHARGE. This has a current total value of more than 31,800 Euros, as described in the Desert Springs Resort Brochure. You have to apply and pay only the annual subscriptions within one month of signing your property deeds.

**Approximate purchasing costs**

Net price - €226,000  
IVA - 10% - €22,600  
Stamp duty - 1.5% - €3,390  
Land registry - approx. - €565  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €19,600  
Final Payment on completion - €203,400

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: VHAP 2494

