






Villa

3 bedrooms

3 bathrooms

 111 m<sup>2</sup>

 380 m<sup>2</sup>

 Communal

**REF: VHVL 1034**

## Cuevas del Almanzora

**€375,950**

NOW ONLY 375.950€ plus taxes and costs

A range of spacious three bedroom villas located at DESERT GOLD I on Desert Springs Golf Resort. Their design captures the ambience of the old farmhouses (cortijos) of the Almanzora and Spanish Levante region, a rich and evocative style known today as Spanish Colonial.

Features include deep and shady colonnaded verandas with fans, and spacious roof terraces.

BUENAVENTURA Models to choose from:

#12 Desert Gold I - Buenaventura: 3 bedrooms on a plot of 553mts<sup>2</sup> and a built area of 111mts<sup>2</sup> plus terraces of 76mts<sup>2</sup>. Communal pool. Prices start from 375.950€.

#13 Desert Gold I - Buenaventura: 3 bedrooms on a plot of 607mts<sup>2</sup> and a built area of 111mts<sup>2</sup> plus terraces of 76mts<sup>2</sup>. Communal pool. Prices start from 375.950€.

#17 Desert Gold I - Buenaventura: 3 bedrooms on a plot of 380mts<sup>2</sup> and a built area of 111mts<sup>2</sup> plus terraces of 76mts<sup>2</sup>. Communal pool. Prices start from 375.950€.

The PRICE listed above 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. The prices advertised does not include taxes and purchase costs.

### Approximate purchasing costs

Net price - €375,950

IVA - 10% - €37,595

Stamp duty - 1.2% - €4,511

Land registry - approx. - €940

Notary fees - approx. - €1,128

Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000

Remainder of deposit to 10% - €34,595

Final Payment on completion - €338,355

**Approximate running costs**

Quarterly rubbish collection - €51.40

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from

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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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