



Land  
3 bedrooms  
3 bathrooms  
🏠 131 m<sup>2</sup>  
🏠 1,070 m<sup>2</sup>

**REF: VHLA 2029**

## Cabrera

**€65,000**

Great opportunity to purchase a freehold plot measuring 1,070 mts<sup>2</sup> with planning permission to build a 3 bed Villa with the foundations already in place!

As the planning permission to build the Villa is already in place and part of the concrete base is also already in place the costs for executing the project will be greatly reduced.

This is a unique opportunity for someone who would like to build or project manage the construction of their own Villa. The location of the plot is unique offering both mountain and panoramic coastal views.

### Approximate purchasing costs

Net price - €65,000  
IVA - 21% - €13,650  
Land registry - approx. - €163  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €3,500  
Final Payment on completion - €58,500

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.

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