

Land
3 bedrooms
3 bathrooms
131 m²
1,070 m²

REF: VHLA 2029

Cabrera

€65,000

Great opportunity to purchase a freehold plot measuring 1,070 mts2 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 in an 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.

The asking price for the plot of land is 65.000,00 Euros plus costs.
Other costs related to this purchase are:
13.650,00 € VAT at 21%
780 € Stamp duty at 1.2%
700,00 € Approximate Notary Office fees
163,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
80.293,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit the plot please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is also available!

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

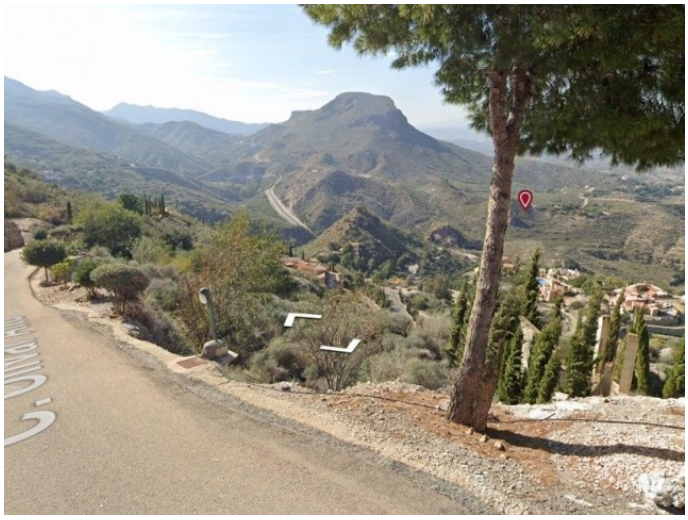
Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €3,500
Final Payment on completion - €58,500

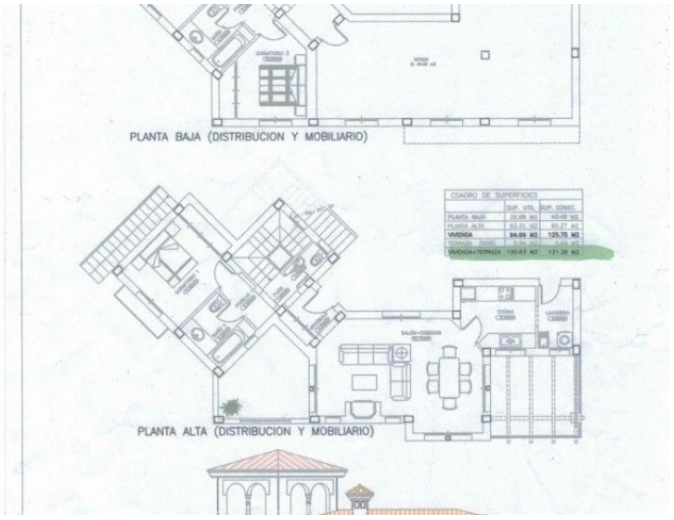
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Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost 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.

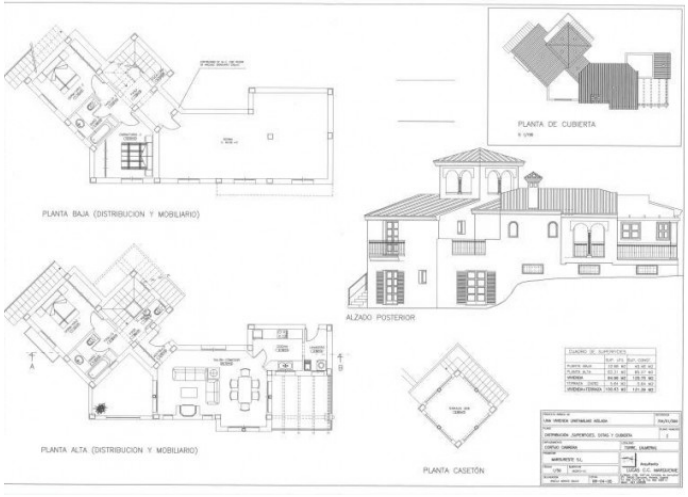
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