

Land
228 m²
507 m²

REF: VHLA 2263

Los Gallardos

€65,902

Last available building Plot on Sectors R2-A3 in Huerta Nueva, Los Gallardos.
Urban Plot: 130€ per square meter
Plot 1 size 506.94 Mts2 = 65.902,20 €
Building ratio 0.45 i.e. 228.12 Mts2 build on 2 levels with the basement apart.

The price published does not include any costs associated with land purchase i.e. VAT at 21%, IAJD at 1.2% Notary, Land Registry and the purchaser´s legal fees, nor does it include any costs associated with planning permissions.

Price Breakdown:
Price of the plot: 65.902,20 €
VAT: 13.839,46 €
IAJD: 790,83
Notary (Approx.): 700,00 €
Land Registry (Approx.): 114,00 €
Estate agency fee payable by Purchasers: 0,00 €
Total approx. costs excluding purchaser´s legal fees: 81.346,49 €

Approximate purchasing costs
Net price - €65,902
IVA - 21% - €13,839
Land registry - approx. - €165
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €3,590
Final Payment on completion - €59,312

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.

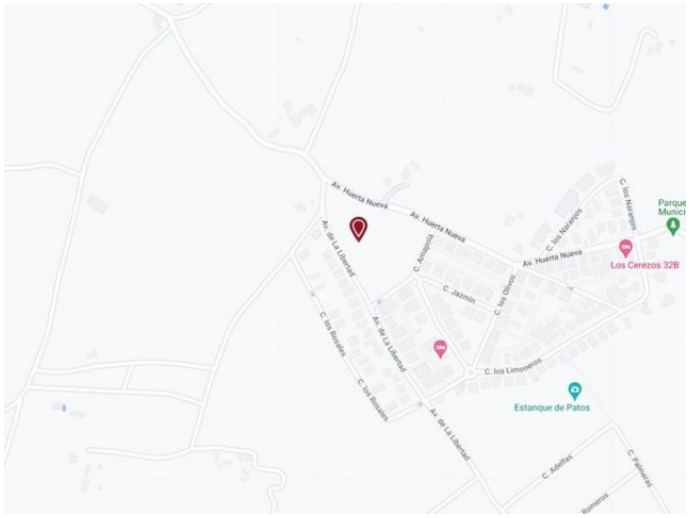
For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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