



Land

 229 m<sup>2</sup>

 509 m<sup>2</sup>

REF: VHLA 2264

## Los Gallardos

From €50,000

Building Plots R-12 in Huerta Nueva, Los Gallardos with a building ratio 0.45 / mts<sup>2</sup>. Currently the plots available vary from 508.93 mts<sup>2</sup> to 844.47 mts<sup>2</sup>.

Minimum plot size currently available: 508.93 mts<sup>2</sup> with a building ratio in two levels of 229.02 mts<sup>2</sup> excluding basement. Price: 50,000.00 € plus costs.

Maximum plot size currently available: 844.47 mts<sup>2</sup> with a building ratio in two levels of 380.01 mts<sup>2</sup> excluding basement. Price: 60,000.00 € plus costs.

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

#### Approximate purchasing costs

Net price - €50,000

IVA - 21% - €10,500

Land registry - approx. - €125

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €2,000

Final Payment on completion - €45,000

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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