




Land

 318 m²

 706 m²

REF: VHLA 2264

Los Gallardos

From €70,632

Building Plots R-12 in Huerta Nueva, Los Gallardos with a building ratio 0.45 / mts². Currently the plots available vary from 706.32 mts² to 844.47 mts². Price: 100.00 € per mts² plus VAT and other purchasing costs

Minimum plot size currently available: 706.32 mts² with a building ratio in two levels of 317.84 mts² excluding basement. Price: 70,632.00 € plus VAT and other purchasing costs.

Maximum plot size currently available: 844.47 mts² with a building ratio in two levels of 380.01 mts² excluding basement. Price: 84,447.00 € plus VAT and other purchasing 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.

Price plus VAT and other purchasing costs (cheapest plot):

85,464.72 € (70,632,00 € plus 21% VAT) Reservation

Other Costs:

847.58 € Stamp duty at 1.2%

700.00 € Approximate Notary Office fees

177.00 € Approximate Land Registry Office fees

0.00€ Estate agency fees payable by purchasers

87,189.30 € 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 full more details about the Villas and current availability or to book a visit to the site please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

Approximate purchasing costs

Net price - €70,632

IVA - 21% - €14,833
Land registry - approx. - €177
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

info@veritashomes.co.uk

+34 950 472 430

<https://veritashomes.co.uk/2264>

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

Remainder of deposit to 10% - €4,063
Final Payment on completion - €63,569

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.

REF: VHLA 2264

