

Land
318 m²
706 m²

REF: VHLA 2264

Los Gallardos

From €74,000

Building Plots R-12 in Huerta Nueva, Los Gallardos with a building ratio 0.45 / mts2. Currently there are 7 plots available and they vary in size from 706.32 mts2 to 812,06 mts2. Prices start at 74.000€ and the the most expensive plot is 84.000€. The listed price does not include VAT and other purchasing costs

Minimum and maximum plot sizes currently available:

Minimum plot size: 706.32 mts2 with a building ratio of 317.84 mts2

Maximum plot size: 812.06 mts2 with a building ratio of 365.43 mts2.

The maximum built areaa are on two levels and excludes the basement.

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 breakdown plus VAT and other purchasing costs (cheapest plots only):
74.000,00 € Asking Price
15.540,00€ plus VAT at 21%
Other Costs:
888,00 € Stamp duty at 1.2%
700,00 € Approximate Notary Office fees
185,00 € Approximate Land Registry Office fees
0.00€ Estate agency fees payable by purchasers
91.313,00 € 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 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.

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

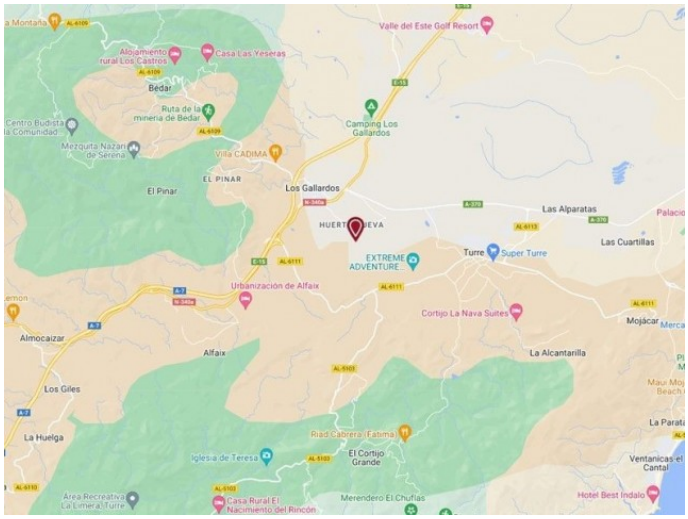
Approximate purchasing costs
Net price - €74,000
IVA - 21% - €15,540
Land registry - approx. - €185
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

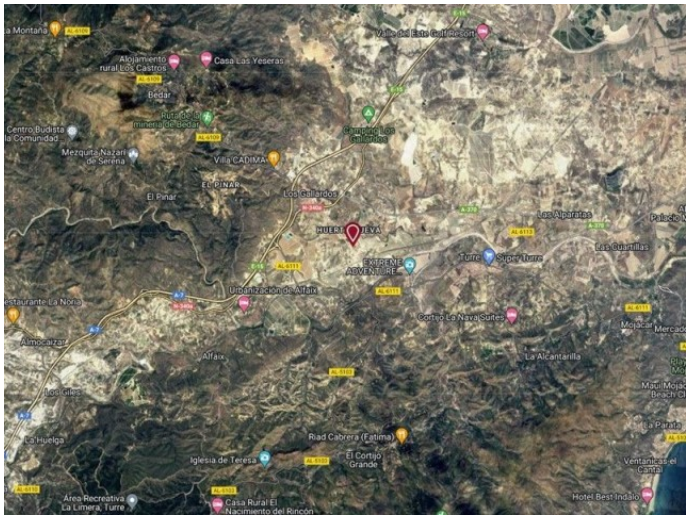
Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €4,400
Final Payment on completion - €66,600

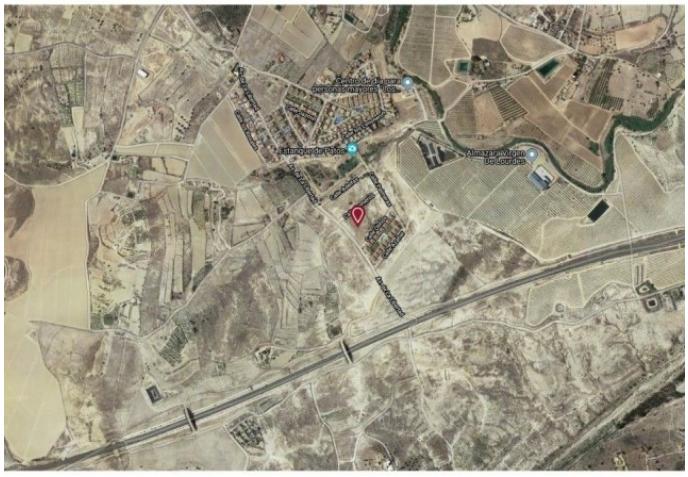
Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including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