



Land

 1,200 m²

REF: VHLA 2315

Las Cunas

€192,000

Urban plot with planning permission and a project to build 16 2-bed apartments (8 on the ground floor with private garden and 8 on the 1st floor with private roof terrace. All properties come with a private lock up garage on the basement. The area has space to incorporate communal gardens and a swimming pool.

Features:

- Plot with 1,200 mts²
- Basic project and planning permission already paid for which includes 16 X-2 bed apartments (8 on the ground floor with private garden and 8 on the 1st floor with roof terraces) and 16 private lock ups garages in the basement.
- Possibility to incorporate communal gardens and a swimming pool in the project.
- Mountain views
- 3 kilometers of the sea
- 500 meters to Desert Springs Golf Resort
- 9 Kms of Mojácar Playa
- 3 Kms of Vera
- Almeria, Corvera International and Alicante airports are within a range of 45 minutes, 1 hour and 2 hours respectively

A great opportunity for a promotor looking for a project ready to start building or for a group of friends looking to engage in a project to build their own property complex.

For more information or to book a viewing appointment please contact us via e-mail or visit our office.

Approximate purchasing costs

Net price - €192,000
 IVA - 21% - €40,320
 Land registry - approx. - €480
 Notary fees - approx. - €700
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €16,200
 Final Payment on completion - €172,800

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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PROMOCIÓN DE 16 VIVIENDAS, GARAJES Y PISCINA EN "LAS CUNAS" CUEVAS DEL ALMANZORA.



Tipo A

CUADRO DE SUPERFICIES

Tipo	Nº	Construido (m ²)	Terminada (m ²)	Construida Total (m ²)
Vivienda A	4	68.54	10.05	78.59



LOS DATOS QUE FIGURAN EN ESTE DOCUMENTO SON SUJETOS A MODIFICACION POR CUESTIONES DE INGENIERIA



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CUADRO DE SUPERFICIES

Tipo	Nº	Construido (m ²)
Vivienda A	4	68.54



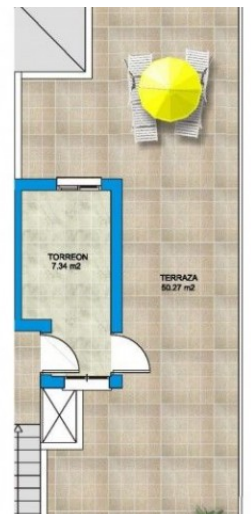
LOS DATOS QUE FIGURAN EN ESTE DOCUMENTO SON SUJETOS A MODIFICACION POR CUESTIONES DE INGENIERIA



Tipo B

CUADRO DE SUPERFICIES

Tipo	Nº	Construido (m ²)	Terminada (m ²)	Construida Total (m ²)
Vivienda B	4	68.54	10.05	78.59



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