

Country House
3 bedrooms
One bathroom
120 m²
1,106 m²
EPC Consumption: G
EPC Emissions: G

REF: VHCT 2315

Las Cunas

€105,000

Urban plot with a cortijo of 120 mts2 to be completely reformed. Alternatively the plot also has had 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 on the project come with a private lock up garage on the basement. The area has space to incorporate communal gardens and a swimming pool.

Readly available options for the freehold plot with 1.106 mts2:

· Cortijo of 120 mts2 to be completely reformed; or

· 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.

Price and costs breakdown for the freehold plot with the existing cortijo:
105.000,00 € plus costs.
Other costs related to this purchase are:
7.350,00 € Stamp duty at 7%
700,00 € Approximate Notary Office fees
263,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers

113.313,00 € 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 more details or to book a viewing to visit this the plot with existing cortijo please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is also available!

Approximate purchasing costs
Net price - €105,000
Purchase tax - €7,350
Land registry - approx. - €263
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €7,500
Final Payment on completion - €94,500

Approximate running costs
Yearly council rates (IBI) - €414.74
Quarterly rubbish collection - €51.40

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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