




Town House

2 bedrooms

2 bathrooms

 96 m²

 Communal

REF: VHTH 2363

Cuevas del Almanzora

From €290,000

Exceptional offer on a select number of luxury 2 bedroom / 2 bathroms Townhouses with private roof terrace, terraces / gardens and parking at Desert Springs Resort, Europe's only international award-winning luxury family resort and championship desert golf course located in the Almeria region of Andalucía, south-east Spain.

This is a unique opportunity to purchase one of a LIMITED selection of six marvelous two-bedroom Townhouses released in Phase One of a private residential development, set around a private swimming pool, within beautifully landscaped gardens, providing spectacular views over the cricket oval and mountain ranges beyond, towards the Mediterranean coastline.

The LAUNCH PRICE includes FREE OF CHARGE an Adult Non-Resident Resort Membership of the Desert Springs Golf Club, with the privileged possibility of up to one additional adult "Partner" and two children's Non-Resident Resort memberships also FREE OF CHARGE. This has a current total value of more than 31,800 Euros, as described in the Desert Springs Resort Brochure. You have to apply and pay only the annual subscriptions within one month of signing your property deeds.

Each Property has use of the parking areas and of the gardens and swimming pool, all maintained by the Cricket Residences Community. The price includes double glazing. The areas of roof terraces and other facilities are additional to constructed areas. Other facilities include verandas, balconies and gardens as shown on the Project Plans. The areas given are indicative and approximate pending exact measurement.

Approximate purchasing costs

Net price - €290,000

IVA - 10% - €29,000

Stamp duty - 1.2% - €3,480

Land registry - approx. - €725

Notary fees - approx. - €870

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €26,000

Final Payment on completion - €261,000

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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