




Land

 730 m<sup>2</sup>

**REF: VHLA 2365**

## Cuevas del Almanzora

**From €67,000**

LA RIBINA IN CUEVAS DEL ALMANZORA, NEXT TO DESERT SPRINGS RESORT AND NEAR TO VERA

Build your own dream home

A unique opportunity: Fully legal individual building plots in a semi-rural environment backed by an existing, established and substantial British developer.

Desert Springs discounted golf membership included.

Various plots available:

Size: From 730m<sup>2</sup> to 1,322m<sup>2</sup>;

Building Ratio: From 219 mts<sup>2</sup> to 397 mts<sup>2</sup>;

Prices: From 67.000€ to 110.000€ plus costs.

The prices are based upon a Gross Price per meter square of the total land area of the plot, less an allowance of 40 Euros per meter square towards the possible future asphaltting and finishing off of the roads and street lighting, albeit this is not anticipated at this time or in the foreseeable future.

The areas given are indicative and approximate pending exact measurement.

### Approximate purchasing costs

Net price - €67,000

IVA - 21% - €14,070

Land registry - approx. - €168

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €3,700

Final Payment on completion - €60,300

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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Parcelas en venta Plots for Sale	Parcelas en reserva Reserved Plots
2 755m <sup>2</sup>	4 722.5m <sup>2</sup> 47 SOLD
3 747.5m <sup>2</sup>	6 732.5m <sup>2</sup> 48 805m <sup>2</sup>
5 722.5m <sup>2</sup>	12 790m <sup>2</sup> 50 770m <sup>2</sup>
7 730m <sup>2</sup>	13 782.5m <sup>2</sup> 52 730m <sup>2</sup>
8 757m <sup>2</sup>	14 660m <sup>2</sup> 53 875m <sup>2</sup>
9 755m <sup>2</sup>	15 662.5m <sup>2</sup> 54 982.5m <sup>2</sup>
10 767.5m <sup>2</sup>	21 1,127.5m <sup>2</sup> 55 1,085m <sup>2</sup>
11 SOLD	22 800m <sup>2</sup> 56 915m <sup>2</sup>
16 SOLD	23 807.5m <sup>2</sup> 57 812m <sup>2</sup>
17 SOLD	24 810m <sup>2</sup> 58 940m <sup>2</sup>
43 SOLD	25 800m <sup>2</sup>
45 SOLD	26 705m <sup>2</sup>
46 SOLD	27 802.5m <sup>2</sup>
49 915m <sup>2</sup>	28 795m <sup>2</sup>
51 910m <sup>2</sup>	41 SOLD

