

Land

42.0416 hectares

REF: VHLA 2517

Cabrera

€7,000,000

Up market development in Sierra Cabrera, one of the most beautiful areas of southeastern Spain with its emblematic Moorish style properties, abundant fauna, and flora and within a short drive to the coast. The area has been divided in 19 separate sub areas and has several golf courses within a ½ an hour driving range. Almería international airport is less than an hour drive and other international airports such as Corvera, Alicante, Granada and Málaga are all within a range of between 2 and 3 hours' drive.

The part of the development not yet completed has an astonishing area of approx. 421.984 mts2 and a handsome building allowance of 59.724 mts2 – this is truly unique for an area of outstanding beauty and this close to the sea. The plots are already earmarked and all the agreements regarding the building allowance, infra-structure, etc. have been formally agreed and signed off by the Government Department responsible for planning, including the possibility to swap building ratio between areas of the development. The development has already had approximately 60% of its infrastructure completed by the current developers. It is in fact thriving with occupants of permanent, semi-permanent and holiday homes of the Moorish Villas, Townhouses and Apartments already built in the area. The area boasts 3 restaurants serving the community and its many visitors. It has mains electricity, telecommunications, water, sewerage including 2 sewerage plants, asphalted roads, and street lighting. The investment needed to implement the remainder of the infrastructure agreed with the authorities is estimated to cost an extra €4,000.000.

This is a great opportunity for a developer with a long-term view and the cash flow to embark in such an interesting project.

To register your interest and to acquire more information please get in touch.

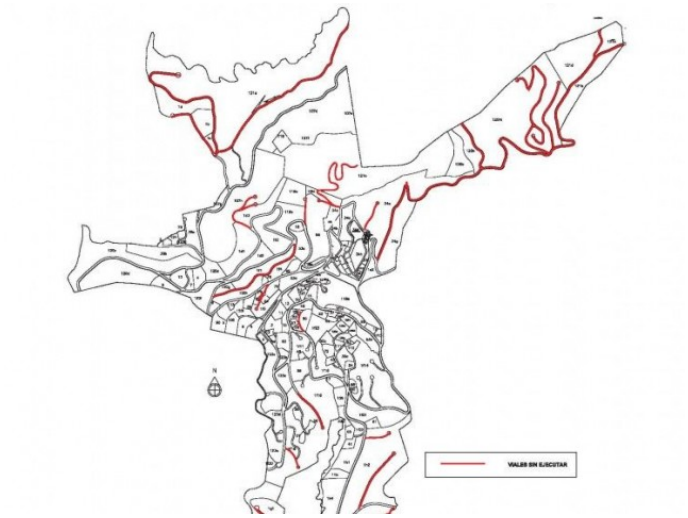
Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €697,000
Final Payment on completion - €6,300,000

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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