



Land

 184 m<sup>2</sup>

**REF: VHLA 2560**

## Cuevas del Almanzora

**€40,000**

Urban plot with an area of 184 mts<sup>2</sup>. A great opportunity for those wishing to be in the campo whilst at the same time in town as the plot is right at the edge where urban meets the countryside and no more than 15 minutes' drive to the coast. The road where the plot is located benefits from mains utilities including, fibre optic internet, asphalted road, etc.

### Approximate purchasing costs

Net price - €40,000

Purchase tax - €2,800

Land registry - approx. - €100

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €1,000

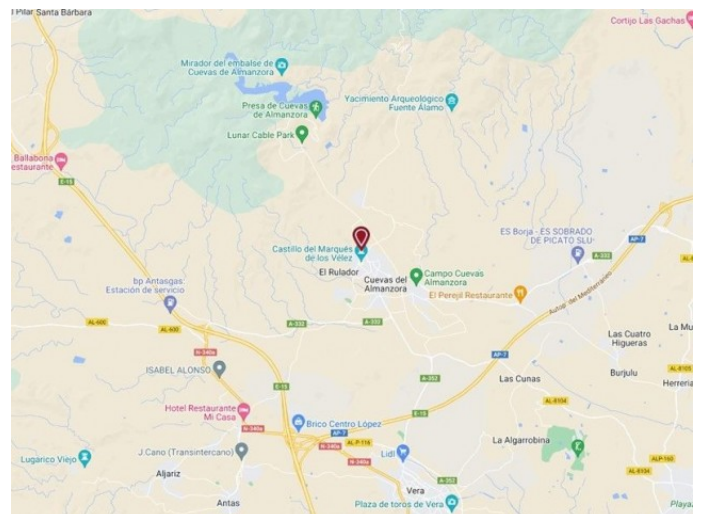
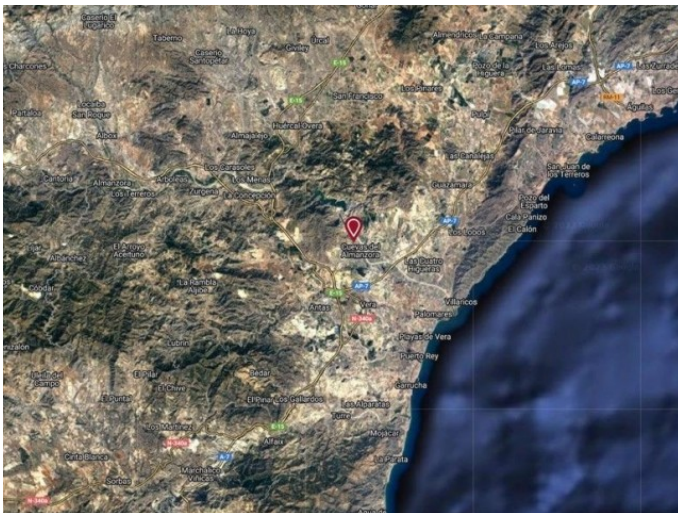
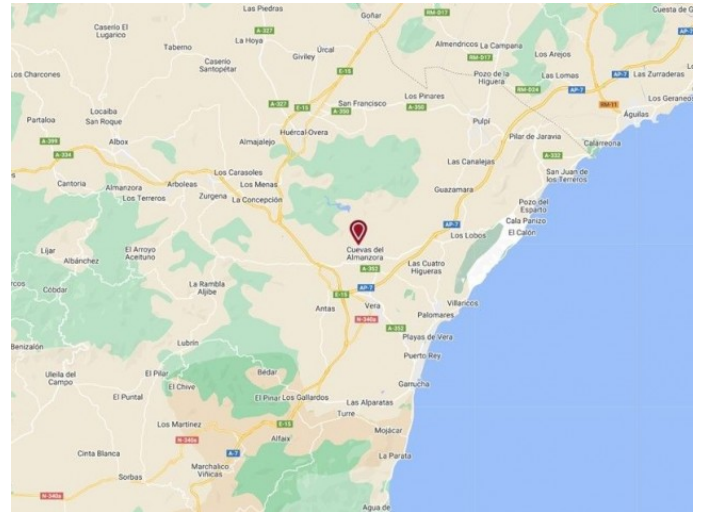
Final Payment on completion - €36,000

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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