



Villa

3 bedrooms

2 bathrooms

 117 m<sup>2</sup>

 362 m<sup>2</sup>

 Private

**REF: VHV L 2784**

## San Juan de los Terreros

**From €495,000**

A choice of 2 or 3 bed modern independent villas set on one level with a roof terrace and private pool only 400 meters from the sea in San Juan de los Terreros which is renowned for its magnificent beaches.

The Isla type Villa which has 3 bed / 2 bath has a starting price from 495.000 € plus tax and purchasing costs. It is set on a 362.19 mts<sup>2</sup> freehold plot with a built area of 117.06 mts<sup>2</sup> plus 292.77 mts<sup>2</sup> distributed between porches, terraces, garden, and roof terrace.

The Cala type Villa which has 2 bed / 2 bath has a starting price from 295.000 € plus tax and purchasing costs. It is set on 140.05 mts<sup>2</sup> freehold plot with a built area of 76.35 mts<sup>2</sup> plus 130.15 mts<sup>2</sup> distributed between porches, terraces, garden, and roof terrace.

The properties are set right at the heart of this coastal town with easy access to services and amenities such as bars and restaurants with exquisite cuisine, school, sports facilities, supermarkets, independent shops, etc. There is also a shopping centre 10 minutes' drive away. The international airports of Corvera and Almeria are both within 60 minutes' drive away with Alicante Airport a further 40 minutes' drive from Corvera.

To maximise the views the Villas are being developed on an elevated plot which is located just 400 meters from the beach. Aguilón golf course and the Geode Museum are both close by.

Included in the price:

- Private pool with lighting and outdoor shower.
- Solarium equipped with summer kitchen.
- Garden area with artificial grass and flooring according to plan
- Laundry area under the staircase to roof terrace
- Interior and exterior led lighting
- TV points in all rooms and porch.
- Electric shutters in bedrooms.
- Intercom.
- bathrooms with sanitaryware, fixed shower screen, vanity unit and mirror with led.
- Built-in wardrobes finished with drawers and shelves, etc.

- Kitchen with Silestone worktop, and white goods (washing machine, oven, hob, extractor hood, dishwasher, fridge, and aerothermal heater.
- The sliding doors and windows are of high security with double chamber.
- Pre-installation of ducted air conditioning.
- Pre-installation of Photovoltaic Panels.
- Drive and parking space with artificial grass within the plot
- Pre-installation for electric gates.
- Perimeter wall with fence and artificial hedge.
- Mains gas
- Different options of floor and wall tiles to choose from.

#### Payment Structure:

I. Deposit of 10.000,00 € for the Villa Isla Model with a 3-bed/2-bath; or 6.000,00 € for the Villa Cala Model with 2-bed / 2-bath followed by:

II. 20 days after the signing of the contract, the payment of 10% of the total price plus VAT;

III. On completion of the structure certified by the architect, 10% of the total price plus VAT;

IV. On completion of the enclosures certified by the architect, 10% of the total price plus VAT;

For more information please visit our office or contact us by phone or e-mail.

#### Approximate purchasing costs

Net price - €495,000

IVA - 10% - €49,500

Stamp duty - 1.2% - €5,940

Land registry - approx. - €1,238

Notary fees - approx. - €1,485

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €46,500

Final Payment on completion - €445,500

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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