

Villa
3 bedrooms
2 bathrooms
123 m²
449 m²
Private

REF: VHVL 2784

San Juan de los Terreros

€585,000

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.

Last unit available! Isla type Villa which has 3 bed / 2 bath and costs 585.000 € plus tax and purchasing costs. It is set on a 448.60 mts2 freehold plot with a built area of 122.53 mts2 plus 354.42 mts2 distributed between porches, terraces, garden, and roof terrace.

The development is comprised of 26 independent Villas 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 were 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.

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- 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

Payment details and costs of purchase:
The method of payment is as follows:
11.000€ (10.000€ plus 10% VAT) Reservation
321.750€ (292.500€ plus 10% VAT) Payable upon signing of the private contract 15 days from reservation
310.750€ (282.500€ plus 10%) Payable on completion scheduled for Q4 2026 Payable 4
643.500€ Total payable for the property including VAT at 10%)
Other Costs:
7.020€ Stamp duty at 1.2%
1.755€ Approximate Notary Office fees
1.463€ Approximate Land Registry Office fees
0€ Estate agency fees payable by purchasers
653.738€ Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For full more details about the Villas and current availability or to book a visit to the site please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

Approximate purchasing costs
Net price - €585,000
IVA - 10% - €58,500
Stamp duty - 1.2% - €7,020
Land registry - approx. - €1,463
Notary fees - approx. - €1,755
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €55,500
Final Payment on completion - €526,500

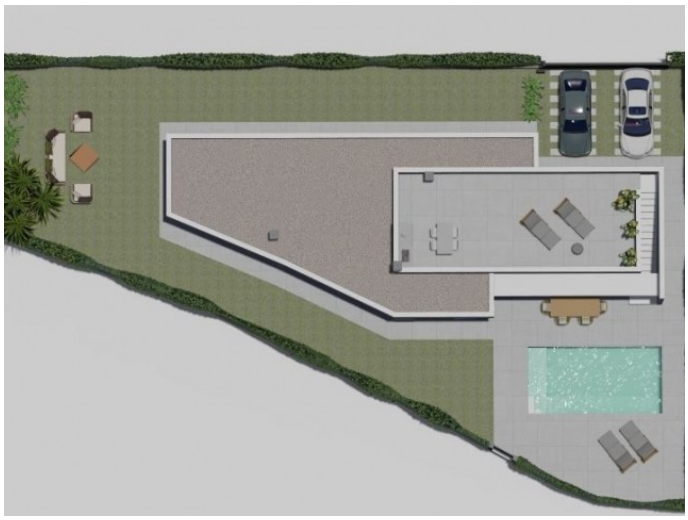
Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including 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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