




Land

 1.8356 hectares

**REF: VHMx 2786**

**Bedar**

**€119,000**

A large plot of rustic land of 18,356m<sup>2</sup> located in beautiful countryside with sea and mountain views and a licence for building a 230m<sup>2</sup> house near the village of Bedar in Almeria, Andalusia.

The rustic land is being sold with a project in place to build a 2 floor single family dwelling of 230m<sup>2</sup> with 4 bedrooms and 4 bathrooms arranged around a central courtyard. The plans have two sitting rooms, a dining room, kitchen, utility room and an office. The project has a unique design and the finished house would make an amazing home with gorgeous views set in a very peaceful location and near to the Buddhist Centre. Water and electricity points for connection are close by.

This price is for the land and the project. It does not include the costs of building the property, these would be incurred by the purchaser.

Location: Situated along an asphalted rural road. 600m above sea level. 6.5 km from Bedar town or a 15 minute drive. See the pin on google maps above.

#### Airports

Almeria airport is a 35-minute drive, Murcia airport is 1 hour 10 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 30 minutes.

#### 4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

#### About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current

tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

**Approximate purchasing costs**

Net price - €119,000  
IVA - 10% - €11,900  
Land registry - approx. - €298  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €8,900  
Final Payment on completion - €107,100

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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