



Villa  
4 bedrooms  
4 bathrooms  
🏠 135 m²  
🏠 425 m²  
🏠 Communal

**REF: VHV L 2880**

## Cuevas del Almanzora

**From €406,850**

NOW FROM ONLY 406.850€

A range of spacious four-bedroom villas located at DESERT GOLD I on Desert Springs Golf Resort. Their design captures the ambience of the old farmhouses (cortijos) of the Almanzora and Spanish Levante region, a rich and evocative style known today as Spanish Colonial.

Features include deep and shady colonnaded verandas with fans, and spacious roof terraces.

EL PASO Models to choose from:

#11 Desert Gold I - El Paso: 4 bedrooms on a plot of 425mts² and a built area of 135mts² plus terraces of 62mts². Communal pool. Price: 437.750€.

#20 Desert Gold I - El Paso: 4 bedrooms on a plot of 425mts² and a built area of 135mts² plus terraces of 62mts². Communal pool. Price: 406.850€.

The PRICE listed above includes FREE OF CHARGE an Adult Non-Resident Resort Membership of the Desert Springs Golf Club, with the privileged possibility of up to one additional adult "Partner" and two children's Non-Resident Resort memberships also FREE OF CHARGE. This has a current total value of more than 31,800 Euros, as described in the Desert Springs Resort Brochure. You have to apply and pay only the annual subscriptions within one month of signing your property deeds. The prices advertised does not include taxes and purchase costs.

### Approximate purchasing costs

Net price - €406,850  
IVA - 10% - €40,685  
Stamp duty - 1.2% - €4,882  
Land registry - approx. - €1,017  
Notary fees - approx. - €1,221  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €37,685  
Final Payment on completion - €366,165

### Approximate running costs

Quarterly rubbish collection - €51.40

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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