



Land

 3,622 m<sup>2</sup>

**REF: VH LA 2882**

## Los Gallardos

**€470,889**

Urban plot in Huerta Nueva's R10 sector with an area of 3,622.22 mts<sup>2</sup> with a maximum building allowance of 2.380 mts<sup>2</sup>. For example, one can build up to 7 large independent Villas or a small development with 34 units with 70 mts<sup>2</sup> built each.

This is a great opportunity for a group of friends wanting to develop their own Villa on a sought-after with all the amenities and services nearby in the Village of Los Gallardos and a short drive to the coast. Also suitable for a developer looking for an opportunity to stamp their mark on this remarkable site within 17 minutes drives from the renowned Mojácar.

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

### Approximate purchasing costs

Net price - €470,889

IVA - 21% - €98,887

Land registry - approx. - €1,177

Notary fees - approx. - €1,413

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €44,089

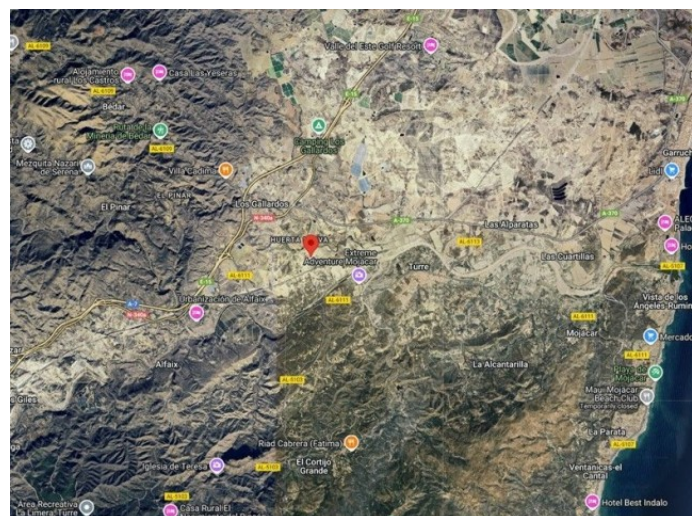
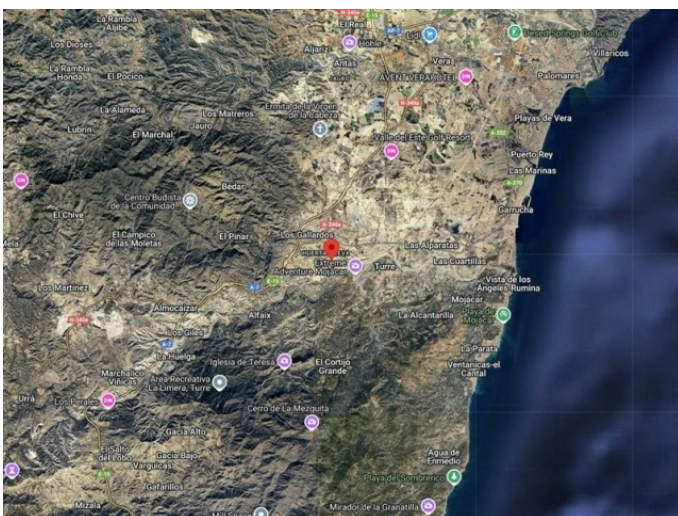
Final Payment on completion - €423,800

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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