

Land
3,622 m²

REF: VHLA 2882

Los Gallardos

€470,889

Urban plot in Huerta Nueva's R10 sector with an area of 3,622.22 mts2 with a maximum building allowance of 2.380 mts2. For example, one can build up to 7 large independent Villas or a small development with 34 units with 70 mts2 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 10 minutes drives from the renowned Mojácar.

Sale price and costs breakdown:
Price: 470.889,00 Euros plus costs.
Other costs related to this purchase are:
98.887,00 € VAT at 21%
5.650,67 € Stamp duty at 1.2%
1.413,00 € Approximate Notary Office fees
1.177,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
578.016,67 € 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 more details or to book a viewing to visit the plot 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 - €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

info@veritashomes.co.uk | +34 950 472 430 | https://veritashomes.co.uk/2882
Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

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.

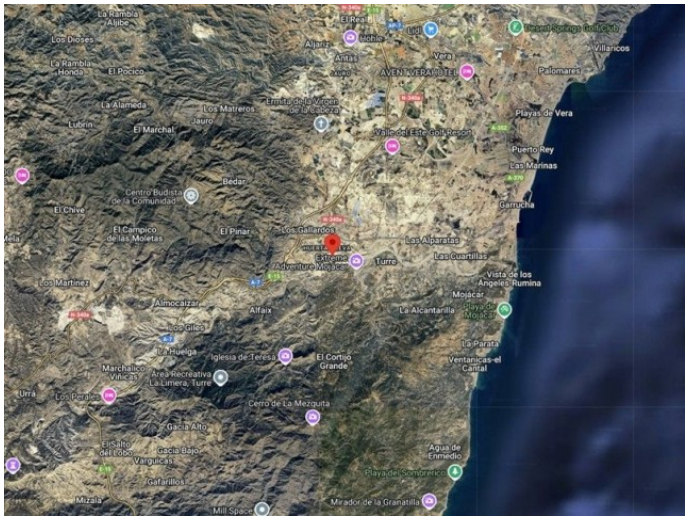
REF: VHLA 2882













info@veritashomes.co.uk | +34 950 472 430 | https://veritashomes.co.uk/2882

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638