



Town House

3 bedrooms

2 bathrooms

 110 m<sup>2</sup>

 Communal

**REF: VHTH 2884**

## Cabrera

**From €280,000**

Residencial La Medina – a 12-property development set in heart of Sierra Cabrera. The 1st phase is comprised of 3 X 3-bed / 2 bath Townhouses. All in all, the properties will have a built area of approx. 110 mts<sup>2</sup>, distributed between living / lining room, kitchen, 3 double bedrooms and 2 bathroom and approx. 70 mts<sup>2</sup> of terraces.

Sierra Cabrera is a unique corner of the province of Almería, where the mountains and the sea meet in a spectacular landscape. The area is renowned by its Moorish architecture, green hills and serene atmosphere which create an exclusive environment, ideal for those seeking tranquillity this close to the coast. The properties are being sold with a fitted kitchen, fully air conditioned and with gas central heating.

When completed the development will have 12 properties in total sharing a swimming pool. Each of the 3-bed homes will have large terraces with breathtaking mountain views. They will be built by the same artisans and professionals who have shaped Sierra Cabrera for years, guaranteeing quality, authenticity and respect for the Moorish style that characterises the area. At the heart of the complex there will also be a communal swimming pool surrounded by green areas, with native plants and carefully tended vegetation that will enhance the natural beauty of the surroundings. A space designed for relaxation and enjoyment, in perfect harmony with the landscape.

The climate of the area is another of its great attractions: with more than 300 days of sunshine a year, Sierra Cabrera offers an ideal environment to enjoy life in the open air all year round. In addition, the future AVE high-speed train station in Vera, located a short drive away, will connect the area with the rest of Spain and Europe making this enclave an excellent investment for the present and the future. If you are looking for a home where the mountains, the beach and nature come together in perfect harmony, this project in Sierra Cabrera is your opportunity.

6.000 Euros will reserve the property with the remainder to be paid upon completion. The sale price does not include, taxes, Notary, Land Registry or legal fees. For more information and secure your place in this unique paradise please visit our office or contact us by phone or e-mail.

### Approximate purchasing costs

Net price - €280,000

IVA - 10% - €28,000  
Stamp duty - 1.2% - €3,360  
Land registry - approx. - €700  
Notary fees - approx. - €840  
Conveyancing - approx. - €1,500

**Standard forms of payment**  
Reservation deposit - €3,000

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Remainder of deposit to 10% - €25,000  
Final Payment on completion - €252,000

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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