

Town House
3 bedrooms
3 bathrooms
110 m²
Communal

REF: VHTH 2884

Cabrera

From €280,000

Residencial La Medina – a 15-property development set in the 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 mts2, distributed between living / lining room, kitchen, 3 double bedrooms and 2 bathrooms and a cloakroom and approx. 70 mts2 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 poperties are being sold with a fitted kitchen, fully air conditioned and with gas central heating.

When completed the development will have 15 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 and within 30 days the balance of the 10% deposit. The remainder 90% is to be paid upon completion. The sale price does not include, taxes, Notary, Land Registry or legal fees.

Prices from: 280.000,00 Euros plus costs.
Other costs related to this purchase are:

28.000,00 € VAT at 10%
3.360,00 € Stamp duty at 1.2%
840,00 € Approximate Notary Office fees
700,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
312.900,00 € 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 site please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is available upon request.

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
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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