




Villa

3 bedrooms

3 bathrooms

 135 m<sup>2</sup>

 1,000 m<sup>2</sup>

 Private

**REF: VHVL 2890**

## Cabrera

**From €450,000**

New build Villas set in the heart of the prestigious Sierra Cabrera. The prices for the detached Villas will start from 450.000 € plus taxes and costs and the size of the individual plots will start at 1.000 mts<sup>2</sup> and the built areas for the minimum size plots are 135 mts<sup>2</sup>.

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 pictures presented are artist impressions. The properties 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.

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.

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 - €450,000

IVA - 10% - €45,000

Stamp duty - 1.2% - €5,400

Land registry - approx. - €1,125

Notary fees - approx. - €1,350

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €42,000

Final Payment on completion - €405,000

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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