





Villa

4 bedrooms

4 bathrooms

 142 m²

 472 m²

 Communal

**REF: VHV L 2894**

## Cuevas del Almanzora

**From €485,000**

New Release of the El Paso Villas!

A range of stunning newly designed spacious four bedroom villas located at DESERT GOLD II on Desert Springs Golf Resort. Their design blending contemporary elegance with the Mediterranean lifestyle.

Key features of the new El Paso Villas:

#29 Desert Gold II - El Paso: 4 bedrooms on a plot of 561mts² and a built area of 141.65mts² plus terraces of 52.48mts². Communal pool. Price: 495.000€. RESERVED

#30 Desert Gold II - El Paso: 4 bedrooms on a plot of 472mts² and a built area of 141.65mts² plus terraces of 42.48mts². Communal pool. Price: 485.000€

There is an option to add a private swimming pool on the freehold plot for an additional cost.

The PRICE listed above includes FREE OF CHARGE an Adult Non-Resident Resort Membership of the Desert Springs Golf Club, with the privileged possibility of up to one additional adult "Partner" and two children's Non-Resident Resort memberships also FREE OFCHARGE. This has a current total value of more than 31,800Euros, as described in the Desert Springs Resort Brochure. You have to apply and pay only the annual subscriptions within one month of signing your property deeds. The prices advertised does not include taxes and purchase costs.

### Approximate purchasing costs

Net price - €485,000

IVA - 10% - €48,500

Stamp duty - 1.2% - €5,820

Land registry - approx. - €1,213

Notary fees - approx. - €1,455

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €45,500

Final Payment on completion - €436,500

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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