



Villa  
 4 bedrooms  
 4 bathrooms  
 142 m<sup>2</sup>  
 472 m<sup>2</sup>  
 Communal

REF: VHL 2894

## Cuevas del Almanzora

From €515,000

New Release of the El Paso Villa!

A stunning newly designed spacious four bedroom villa 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 Villa:

#30 Desert Gold II - El Paso: 4 bedrooms on a plot of 472mts<sup>2</sup> and a built area of 141.65mts<sup>2</sup> plus terraces of 42.48mts<sup>2</sup>. Communal pool. Price: 515.000€

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 OF CHARGE. 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 - €515,000  
 IVA - 10% - €51,500  
 Stamp duty - 1.2% - €6,180  
 Land registry - approx. - €1,288  
 Notary fees - approx. - €1,545  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €48,500  
 Final Payment on completion - €463,500

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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