



Town House

2 bedrooms

2 bathrooms

 96 m<sup>2</sup>

 Communal

EPC Consumption: B

EPC Emissions: A

**REF: VHTH 2927**

## Cuevas del Almanzora

**From €290,000**

Phase II will consist of six newly built Townhouses with two bedrooms and two bathrooms, designed with the same attention to quality and detail that has made the Cricket Residences in Phase I such a coveted location.

Cricket Residences Phase II - Exceptional offer on a select number of luxurious townhouses with 2 bedrooms / 2 bathrooms featuring a private solarium, terrace / garden, and parking at Desert Springs Resort, Europe's only internationally awarded luxury family resort and desert golf course located in the Almería region of Andalusia, southeastern Spain.

This is a unique opportunity to purchase one of the wonderful two-bedroom townhouses as part of a private residential development set around a swimming pool and beautiful landscaped gardens, offering spectacular views of the Cricket Field and the surrounding sierras, and towards the Mediterranean coast.

**Key Features:** Contemporary design and natural light are the standout features of an interior that offers an elegant home with modern appeal, featuring spectacular views of the cricket field to the hills beyond and the Mediterranean coast.

- Launch Price Offer: Exclusive Launch Price.

**Construction Timeline:**

- Start Date: September 2025
- Structural Completion: December 2025
- Delivery Date: November 2026
- Unique Opportunity: This launch represents an excellent opportunity offering significant savings compared to the normal selling price.

The LAUNCH PRICE 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 31,800 Euros, 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.

Each Property has use of the parking areas and of the gardens and swimming pool, all maintained by the Cricket Residences Community. The price includes double glazing. The areas of roof terraces and other facilities are additional to constructed areas. Other facilities include verandas, balconies and gardens as shown on the Project Plans. The areas given are indicative and approximate pending exact measurement.

**Approximate purchasing costs**

Net price - €290,000  
IVA - 10% - €29,000  
Stamp duty - 1.2% - €3,480  
Land registry - approx. - €725  
Notary fees - approx. - €870  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €26,000  
Final Payment on completion - €261,000

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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FIRST FLOOR	Bedroom 1	3.25m x 3.75m	Bedroom 2	3.25m x 3.10m
	Bed 1 En-suite	1.59m x 2.88m	Bed 2 En-suite	1.59m x 1.60m
	Balcony	4.42m x 2.90m	Balcony	1.00m x 4.06m
	Stairs	2m x 3.05m		
ROOF	Solarium	4.86m x 7.75m		

Always consult the Project of Work Plans available in the sales office.



GROUND FLOOR	Living area	3.86m x 7.75m
	Cloakroom	0.90m x 1.65m
	Terrace	4.42m x 2.90m

Please note: Floor layouts and dimensions are approximate and may vary from townhouse to townhouse.

