

Land
333 m²

REF: VHLA 2955

Cala El Calon

€315,000

Firstline beach! Urban plot for sale with an approx. area of 333 mts2 and a building ratio of 40% on two levels.

El Calon is a serene, small, charming and very quiet beach resort located in Cuevas del Almanzora, Almería, Andalusia, Spain. It offers a tranquil atmosphere, contrasting with the vibrant scenes of many other Spanish beaches. The beach consists of pebbles, rock, and gravel, with dark sand. Its seabed is characterized by rocks and a great diversity of marine life. Access to the area is very easy via the AL-7107.

Among the resort facilities there is a bar with excellent typical local food including the famous Spanish paellas, a supermarket with free home delivery service, and so on. El Calón is also a short drive away to bigger towns such as Mojácar with its renowned Village with its small shops and picturesque cobbled narrow streets as well as its famous beach bars, restaurants and excellent nightlife; Villaricos with its harbour and famous Sunday market; Vera Playa for its long beaches, water sports and water park facilities; Garrucha for its gastronomy; Águilas for its marina, as well as a wide range of tourist facilities and beautiful squares surrounded by gardens; San Juan de los Terreros for its beaches and attraction as the Puerta de Andalucía due to its position between the borders of Murcia and Almería... If you interest is golf, there are several golf courses in the area to choose from including the international championship golf course of Desert Springs which also happens to be the first desert course in Europe.

Price and costs breakdown:
Sale price: 315.000,00 Euros plus costs.
Other costs related to this purchase are:
22.050,00 € Stamp duty at 7%
945,00 € Approximate Notary Office fees
788,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
338.783,00 € 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.

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Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

For more details or to book a viewing to visit the plot please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

Approximate purchasing costs
Net price - €315,000
Purchase tax - €22,050
Land registry - approx. - €788
Notary fees - approx. - €945
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €28,500
Final Payment on completion - €283,500

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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