




Town House

2 bedrooms

2 bathrooms

 208 m²

 216 m²

REF: VHMX 2965

Cuevas del Almanzora

€190,000

Townhouse For Sale with Garage, Solarium and Extra Urban Plot in Cuevas del Almanzora, Almeria – €190,000

Spacious townhouse with a total built area of 208m², plus an additional 108m² urban plot located on Calle Arenas in Cuevas del Almanzora. The property offers multiple levels with versatile spaces and great potential for expansion or outdoor development.

Layout

- Ground Floor (104m²): Office, WC, garage, and storeroom.
- First Floor: Two bedrooms, two bathrooms, lounge-diner, kitchen, patio, and storeroom.
- Top Floor: Large solarium with an additional storeroom.

The property benefits from two street accesses — one from the higher front road and one from the lower rear street. Entry from the back road leads into the ground-floor level, while the main living area is accessed from the front.

The adjoining urbano directo plot offers excellent possibilities: it can be built upon, landscaped into a private garden, or used as extra parking or garage space. Currently, there is a small storeroom constructed on the plot.

Location

Situated in the historic town of Cuevas del Almanzora, this property enjoys a convenient position near a school, the bus station, and the Mercadona supermarket. Cuevas del Almanzora is a traditional Andalusian town known for its lively weekly market, charming old quarter, and cultural heritage. The town offers all essential services including shops, restaurants, medical facilities, and schools, as well as easy access to nearby coastal areas such as Vera Playa and Villaricos. For the exact location of the property, please refer to the map above.

Airport Connections

The property is ideally located for access to several airports: Almería airport is just 1 hour away, Murcia airport is approximately 1 hour 20 minutes, Alicante can be reached in around 2 hours, and Málaga in 2 hours 45 minutes.

Golf Nearby

Golf enthusiasts will appreciate having four excellent courses within easy reach: Marina de la Torre in Mojácar, Valle del Este in Vera, Desert Springs in Cuevas del Almanzora, and Aguilón Golf in Pulpí.

Legal Note

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

The information provided to the consumer regarding taxes and price will be valid for 24 hours, as it may be subject to variations in price or modifications to taxes or community fees.

About Us

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Approximate purchasing costs

Net price - €190,000
Purchase tax - €13,300
Land registry - approx. - €475
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €16,000
Final Payment on completion - €171,000

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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