

Villa
3 bedrooms
2 bathrooms
Private

REF: VHVL 2980

Vera

From €345,000

AURA VILLAS - a 33-freehold Villa project each with private swimming pool. The 1st phase comprised of 14 Viilas is now sold out. The properties are under construction and are scheduled to complete at the end of 2027.

Phase II is comprised of 8 Villas. For an updated disponibility please get in touch.

LOCATION: located within the Valle del Este Golf Resort, with excellent access from exit 700 of the Autovía del Mediterráneo (A-7). As well as an 18-hole golf course the resort also boasts 4-star hotel, restaurants, sports facilities and a commercial center with a variety of shops offering a wide variety of products, services and leisure activities. It is also less than 10 km from attractive destinations such as the coastal town of Garrucha with the renowned Mojácar a further 10 kms to the south and Vera Playa to the north. The future AVE high-speed train station linking Vera to the rest of Spain and Europe which is scheduled to complete in a couple of years will be a mere 5 minutes' drive. Almeria airport is 40 minutes' drive, Corvera Airport in Murcia is approx. 1 hour drive and Alicante Airport is less than 2 hours' drive.

THE HOMES: Each Villa will have a private plot with a swimming pool, solarium, and parking area. Internally the property will be distributed between 3 bedrooms with built-in wardrobes, 2 bathrooms, kitchen with furniture and appliances, hot water via aerothermal system, etc. The developers also offer a range of other finishing options and possible extras, which can be consulted.

PRICES, SIZE AND AVAILABILITY for Phase II: Prices start from €345,000 + 10% VAT.
The built area for each Villa is approx. 96 mts2 and the plot sizes range from 237.60 mts2 to 308.25 mts2. A full list of availability and price is available upon request.

PAYMENT METHOD:
1. €6,000 + 10% VAT upon reservation
2. 1st 10% of the property price (+ VAT) upon signing the private sales and purchase contract which will be due as soon as the planning permission has been issued.
3. 2nd 10% (+ VAT) 6 months after signing the private sales and purchase contract
4. 3rd 10% (+ VAT) 12 months after signing the private sales and purchase contract
5. Remaining balance (+ VAT) on completion.

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For more information or to book a visit to the site please visit our office or contact us by phone or e-mail.

Approximate purchasing costs
Net price - €345,000
IVA - 10% - €34,500
Stamp duty - 1.2% - €4,140
Land registry - approx. - €863
Notary fees - approx. - €1,035
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €31,500
Final Payment on completion - €310,500

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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