



Villa
 3 bedrooms
 2 bathrooms
 104 m²
 447 m²
 Private

REF: VHV L 3031

Los Gallardos

From €324,000

Brand new 2 or 3 bed / 2 bath Villa with a contemporary design with private pool decking and terraces and private parking, set on a private freehold plot in the up and coming Huerta Nueva area of Los Gallardos with mountain views, walking distance to the Village and all its amenities a 10 minute drive to Mojácar and the coast.

The freehold plot measures 445.07 mts² and it has a built area of 104.25 mts² all on one level. This brand-new contemporary Villa is distributed between living / dining room, kitchen, patio / laundry area, main bedroom with en-suite bathroom, 2 further doble bedrooms or 1 bedroom and an office and a family bathroom.

The property is being sold fully furnished and equipped with ducted air conditioning, private pool and landscaped garden. A great opportunity for someone looking for a key ready brand-new property ready to be moved into.

Price and costs breakdown:

324.000,00 € Sale Price
 32.400,00 € VAT at 10%
 3.888,00 € Stamp duty at 1.2%
 972,00 € Approximate Notary Office fees
 810,00 € Approximate Land Registry Office fees
 0,00 € Estate agency fees payable by purchasers
 362.070,00 € 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.

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

Approximate purchasing costs

Net price - €324,000

IVA - 10% - €32,400
Stamp duty - 1.2% - €3,888
Land registry - approx. - €810
Notary fees - approx. - €972
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000

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<https://veritashomes.co.uk/3031>

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Remainder of deposit to 10% - €29,400
Final Payment on completion - €291,600

Approximate running costs
Quarterly rubbish collection - €51.40

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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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