



Land

 2,326 m<sup>2</sup>

**REF: VHMX 3035**

## Overa

**€110,000**

Building Plot with Approved Project for Villa & Private Pool – For Sale in Los Menas, Huércal-Overa, Almería

An excellent opportunity to purchase 2,364 m<sup>2</sup> of land in Los Menas, of which 2,326 m<sup>2</sup> is consolidated urban land with building potential.

The property is being sold with an architect's project already included in the price for a beautiful 204 m<sup>2</sup> villa, incorporating a private swimming pool and garage. The existing building licence remains valid for a further 4 years, providing ample time to commence and complete the project.

Of the total 2,364 m<sup>2</sup> plot, approximately 38 m<sup>2</sup> is designated as an access road. This area has been authorised by the Town Hall to provide access from the main road to the neighbouring plot.

### Everything You Need Close By

Los Menas offers a convenient selection of essential local amenities, including a restaurant, bar, supermarket, pharmacy, medical centre, primary school and petrol station.

For a wider range of services and facilities, Huércal-Overa is approximately a 10-minute drive away. Here you will find everything needed for day-to-day life, including shops, supermarkets, restaurants, schools, a theatre, hospital, medical services and other amenities.

This is a great opportunity for anyone looking to create a spacious new family home in a peaceful rural setting, while remaining within easy reach of the facilities and services of Huércal-Overa.

### Key Features:

- 2,326 m<sup>2</sup> consolidated urban buildable land
- 200 m<sup>2</sup> villa project included
- Architect's project included in the price
- Building licence with approximately 4 years remaining
- Local amenities within Los Menas
- Approx. 10 minutes by car to Huércal-Overa
- Peaceful rural location with excellent access to everyday services

Purchase Costs Estimated for 105,000 € sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 7,350 €
  - Notary: approx. 400 €
  - Land Registry: approx. 300 €
  - Agent's commission payable by purchaser: 0 €
- Total estimated additional costs: approx. 8,050 €  
Total: approx. 113,050 €

Legal fees are not included. Exact tax amounts may vary depending on the buyer's situation. Buyers are entitled to full information under Decree 218/05 of 11 October. This estimate is valid for 24 hours and may change due to tax or price adjustments.

Airports: Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

4 Golf Courses: Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

#### About Us:

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English, and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

#### Approximate purchasing costs

Net price - €110,000  
IVA - 10% - €11,000  
Land registry - approx. - €275  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €8,000  
Final Payment on completion - €99,000

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.

REF: VHMx 3035

