

# San Juan de los Terreros Villa

€525,000

Ref: E155



3



2



362 m<sup>2</sup>



117 m<sup>2</sup>



✓



1 min.



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€525,000 (£453,705)
Transfer tax 10% .....	€52,500 (£45,371)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€49,500 (£42,778)
Final Payment of 90% on completion ....	€472,500 (£408,335)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

VistaMar Villas is a real estate development made up of 26 modern independent villas with 2 and 3 bedrooms on the ground floor with a solarium and private pool, only 400 meters from the beaches.

**\*\*Show House Villa 24 is key ready available and is fully furnished\*\***

Also available for Sale:

Villa #20 - 585,000€ - 3 bed/ 2 bath - 123m2 build - 449m2 plot - completion 2026

San Juan de los Terreros is known for its magnificent beaches, the first of which border the beaches of Águilas-Murcia.

In the very heart, there is great access to all day-to-day services, such as restaurants, bars with exquisite cuisine, educational centers, sports facilities, supermarkets, shops and a shopping center 10 minutes by car.

It is located 60 minutes from the Corvera International Airport and 60 minutes from the Almería International Airport.

The project will be developed on an elevated plot where you will enjoy views of impressive green areas, located just 400 meters from the beach. Close to very attractive points of tourist interest such as La Geoda de Pulpi, the largest Geode in the world that can be visited.

Golf Courses: Aguilón Golf, 5 minutes by car from the Promotion and Golf San Juan, 3 minutes by car.

Included in the price:

Private pool with lighting and outdoor shower.

Solarium equipped with summer kitchen.

Garden area with artificial grass and flooring according to plan

Utility room under the stairs access to solarium

Interior and exterior led lighting

TV points in all rooms and porch.

Electric shutters in bedrooms.

Intercom.

Sanitary devices, fixed screen, furniture and mirror with led.

Built-in wardrobes finished with drawers and mezzanine

Kitchen furnished with Silestone countertop and front, electrical appliances (washing machine, oven, hob, extractor hood, dishwasher, refrigerator and atherothermal heater.

The sliding and balcony windows are high security, double chamber.

Pre-installation of AC through ducts with return grilles.

Pre-installation of Photovoltaic Panels.

Parking space with rolling area and artificial grass within the plot

Pre-installation for parking door motor.

Perimeter wall with simple torsion fence and artificial hedge.

Gas city

## FOUNDATION AND STRUCTURE

Foundation by reinforced concrete slab according to the geotechnical study carried out.

Sanitary slab with prefabricated reinforced concrete joists, with air chamber, and HA basement walls.

Structure using pillars and beams in different sections of reinforced concrete.

Unidirectional slab 26+4 cm. in cover and compression layer.

Strip footings and HA land retaining walls on the perimeter of plots.

Concrete floor with electro-welded mesh in exterior paving areas.

## ROOF

Inverted flat roof, finished with gravel, non-passable on the general roof, thermal-acoustic insulation with rigid extruded polystyrene panel and waterproofing with asphalt sheet