San Juan de los Terreros

Villa

€429,000

Ref: E156

3	2	292 m²	98 m²	✔	1 min.	✔

Consumption **Applied for**

Emissions **Applied for**

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Property Purchase Expenses

Property price €429,000 (£366,409)
Transfer tax 10% €42,900 (£36,641)
Notary fees (approx) €750 (£641)
Land registry fees (approx) ... €750 (£641)
Legal fees (approx) €1,500 (£1,281)

Standard form of payment

Reservation deposit €3,000 (£2,562)
Remainder of deposit to 10% €39,900 (£34,079)
Final Payment of 90% on completion €386,100 (£329,768)

* 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, on plot size of 140m² to 422m². First Phase to complete construction for 12 villas by September 2024. There are 8 villas already SOLD! Second Phase to complete construction of 14 villas by end of 2025.

Phase 1

Available plots for sale: (COMPLETION DATE - SEPTEMBER 2024)

Model Villa Isla (plot#25): 3 bedrooms/2 baths (362m2 plot size/ 117m2 build size for 485,000€)

Model Villa Isla (plot#26): 3 bedrooms/2 baths (422m2 plot size/ 117m2 build size for 529,000€)

Model Villa Cala (Plot #4, #5): 2 bedrooms/2 baths (140m2 plot size/76m2 build size for 275,000€)

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 aerothermal 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 an...