

Mojacar Villa

€564,000

Ref: E186



PLANTA SÓTANO

VIVIENDA 8

Superficie Útil Vivienda	119,45 m ²
Superficie Construida Vivienda	146,70 m ²
Superficie Útil Garaje	144,28 m ²
Superficie Construida Garaje	161,03 m ²



3



2



359 m²



147 m²



✓



3 min.



✓



Consumption
Applied for

Emissions
Applied for

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 Paseo del Mediterráneo, 363

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 Ctra. Estación, 143

Property Purchase Expenses

Property price	€564,000 (£486,224)
Transfer tax 10%	€56,400 (£48,622)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€53,400 (£46,036)
Final Payment of 90% on completion	€507,600 (£437,602)

* 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

An ideal opportunity to acquire a new build property located in Mojacar.

This is a three-bedroom house with a single floor, with a garage measuring 161.03m².

The installation of a pool is optional. There will be an additional charge for this.

We also are marketing two floor town houses on the same community, see our property reference E185.

1.- The start of the work will be scheduled for the first quarter of 2024. 2.- Clients must necessarily purchase a home, space and storage room and the payment method will be as follows:

2.1.-A reservation of €10,000 VAT included will be signed with interested clients.

2.2.-Once 50% of the properties in reserve have been obtained, the promoter financing and start of work will be obtained; Therefore, the purchase and sale contract will be signed with the reservist clients, with a delivery of 10% VAT included.

2.3.-The purchase and sale contract will specify that the rest (20%) until 30% is completed will be carried out by direct debit in 4 instalments from the beginning of the work: -

The 1st at 6 months and/or completion of structure.

The 2nd at 10 months and/or completion of partitions.

The 3rd at 15 months and/or termination of coverage.

The 4th with obtaining the end of the work.

3.- The expected delivery date will be 24 months once the work has begun.

HIGH QUALITY MEMORY OF MOJACAR RESIDENTIAL PLOT VILLA AND GARAGE

1. FOUNDATION AND STRUCTURE • Foundation, retaining walls and reinforced concrete/mixed structure calculated according to Seismic-Resistant Construction Standard (NCSE-02).

2. MASONRY AND ROOFING • Exterior enclosure using a masonry made of brick or concrete block, air chamber, thermo-acoustic insulation and plate partitions of laminated plaster type "Pladur", in accordance with the Technical Building Code. • Division between homes executed according to the technical specifications of the Technical building Code. • Interior divisions of homes using laminated plasterboard partitions "Pladur" type. • Acoustic insulation according to the Technical Building Code. • Thermal insulation according to the Technical Building Code. • Cover composed of slope formation, polymeric asphalt sheet of 4 kg., thermal insulation and protection using geotextile, with aggregate washed in non-passable roofs and tiled floors on passable roofs, (guarantee 10 years), in accordance with the Technical Building Code.

3. COATINGS, FLOORING AND TILING • Exterior coating using a monolayer or similar, with stone details defined by the Project Management. • Interior covering of the home using laminated plaster panels. "Pladur". • House flooring using top quality floating flooring from the brand Porcelain or similar and white lacquered skirting board, to be defined by the Management Optional. • Bathroom flooring using top quality stoneware from the Porcelanosa brand or similar, to be defined by the Project Management. • Bathroom tiling with top quality ...