San Juan de los Terreros

Apartment / Apartamento

€206,000

Ref: N235

| 2 | 2 | 91 m² | ✔ | ✔ | ✔ | 3 min. |

Consumption **A**

Emissions **A**

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Property Purchase Expenses

Property price €206,000 (£178,252)
Transfer tax 10% €20,600 (£17,825)
Notary fees (approx) €750 (£649)
Land registry fees (approx) ... €750 (£649)
Legal fees (approx) €1,500 (£1,298)

Standard form of payment

Reservation deposit €3,000 (£2,596)
Remainder of deposit to 10% €17,600 (£15,229)
Final Payment of 90% on completion €185,400 (£160,427)

* 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

In collaboration with our Spanish partners, we are delighted to present an exclusive residential development: Swing Golf — located beside the spectacular Mundo Aguilón Golf Course in Pulpí, Almería. This privileged setting, nestled between the sea and the mountains, offers the perfect combination of relaxation and year-round active living.

The development features 54 stylish homes with 1, 2, and 3 bedrooms, each including private parking and a storage room. Designed with comfort and functionality in mind, the properties boast spacious terraces with breathtaking views of the golf course and the Mediterranean Sea — ideal for enjoying the region's exceptional climate and natural surroundings.

Residents benefit from premium communal amenities, including a swimming pool perfect for the sunny days of the Levante Almeriense, and a fully equipped gym to stay fit without leaving home.

Set in a tranquil and natural environment, Swing Golf occupies one of the most sought-after enclaves on the Almerían coast. Nearby, you'll find some of the most pristine Mediterranean beaches, and for golf enthusiasts, direct access to the acclaimed Mundo Aguilón Golf — known for its challenging design and seamless integration into the mountainous landscape.

Built with modern materials, bright interiors, and optimized layouts, these homes are ideal as a primary residence, holiday retreat, or a smart investment for vacation rentals.

Foundation and Structure
Both the foundation and the structure will be constructed with reinforced concrete, complying with the Technical Building Code and covered by a ten-year guarantee.

Exterior Walls, Facades, and Interior Partitions
The exterior walls of the dwelling will be made of perforated ceramic brick, coated with continuous mortar and finished with smooth, mineral-based exterior paint. On the inside, thermal and acoustic insulation will be adhered to the wall, and the interior face will be finished with a drywall partition system mounted on a self-supporting galvanized metal frame with insulation.

Interior divisions within the dwellings will be constructed using drywall with thermal and acoustic insulation for added comfort.

Party walls between different dwellings and between dwellings and common areas will be built with sound-absorbing brick, plastered on both sides.

Roofs
The technical roofs, housing the domestic hot water (DHW) and air conditioning equipment, will be non-walkable roofs with thermal insulation and a gravel protective layer.

Private terraces will be paved with outdoor porcelain tiles.

Interior Finishes
The flooring in the main living areas and kitchens will be porcelain stoneware with matching skirting boards.
Bathrooms will have porcelain stoneware flooring with matching skirting boards in areas finished with paint.
The vertical surfaces in bathrooms and toilets will be tiled with porcelain stoneware in the bath and shower areas, and the rest of the s...