

# Arboleas Villa

€275,000

Ref: A1392



3



2



603 m<sup>2</sup>



125 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€275,000 (£236,638)
Transfer tax 10% .....	€27,500 (£23,664)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€24,500 (£21,082)
Final Payment of 90% on completion ....	€247,500 (£212,974)

\* 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

**\*\*CONSTRUCTION OF THE PROPERTY UNDERWAY AND SCHEDULED FOR COMPLETION OCTOBER 2026\*\***

Discover this exciting opportunity to purchase an urban plot of land in one of the most sought after areas in Almeria, Spain and building your dream villa.

Set in La Perla, just a few minutes drive from the bustling town of Arboleas this 602m2 corner plot of land offers one of the best locations in the area with mountain views, easy access from the motorway and a short walk to local amenities.

Partnering with local architects, legal advisors and builders you can really bring your vision to life with being involved step by step in the construction of your custom villa.

The current drawings as shown on the listing are for a single storey 3 bedroom, 2 bathroom villa with an open plan living area and fully fitted kitchen, 125m2 build size, private 8 x 4 swimming pool, off road parking and landscaped gardens.

There will be pre-installed air-conditioning and a fireplace.

ESTIMATED COMPLETION DATE: SEPTEMBER 2025

Please note the pictures are just a guideline provided by the seller who takes full responsibility of applying for the necessary permits with the town hall.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible