

# San Juan de los Terreros

€175,000

Apartment / Apartamento

Ref: E200



3



2



107 m<sup>2</sup>



✓



✓



1 min.



✓



Consumption  
Applied for

Emissions  
Applied for

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



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€175,000 (£148,873)
Transfer tax 10% .....	€17,500 (£14,887)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,276)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,552)
Remainder of deposit to 10% .....	€14,500 (£12,335)
Final Payment of 90% on completion ...	€157,500 (£133,985)

\* 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 have the pleasure to bring you the opportunity to buy new build 3-bedroom apartment in La Pinada Residential Estate, an exclusive urbanisation in a privileged setting located in just 500 metres from the incredible beaches of San Juan de Terreros, one of the treasures of Almeria's coastline.

\*Construction begins May 2024 and completion delivery date July 2026

Phase 1 - Block 1 - First Floor A - build size 107m2 - 175,000€

Phase 1 - Block 1 - First Floor B- build size 107m2 - 175,000€

Phase 2 - Block 1 - First Floor A - build size 107m2 - 175,000€

Surrounded by natural landscapes belonging to the town of Pulpí. This paradise is bathed by the most exclusive beaches and coves in the province of Almería. In addition you will also find a great seaside promenade with the best catering, leisure and entertainment services.

The homes at La Pinada Residential Estate are the perfect option for those looking for a place to live that combines comfort, avant-garde and innovation, with a modern design and a space that is as comfortable and functional.

These apartment homes are built with resistant materials that project an integral behaviour both on a technical and ecological level as well as on an aesthetic level. We must also highlight the high degree of luminosity of the homes thanks to the large windows that contribute to a greater space and better atmosphere in the home. Accesses with lifts, swimming pool, green areas, leisure areas, etc.

The 3-bedroom properties have built-in wardrobes, fully fitted bathrooms, top quality materials, living room and underground parking space and storage room. Some of the apartments also have a storage room.

Outstanding Features:

3 bedrooms and 2 bathrooms

Communal swimming pool

Spacious lounge/dining room

Pre-installation for ducted air conditioning

Parking

Location only 600 metres from the beach

Built-in wardrobes, finished and equipped

Large terraces

All properties face outwards

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