

# Puerto Lumbreras

## Villa

€385,000

Ref: E249



3



3



4,000 m²



231 m²



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€385,000 (£333,988)
Transfer tax 10% .....	€38,500 (£33,399)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,301)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,603)
Remainder of deposit to 10% .....	€35,500 (£30,796)
Final Payment of 90% on completion ....	€346,500 (£300,589)

\* 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

### OFF PLAN NEW BUILD

In collaboration with our Spanish partners, we have the pleasure to bring you the opportunity to buy a spectacular villa located in the countryside of Puerto Lumbreras in the Murcia region.

Located 15-minutes' drive from the bustling town of Lorca, where you will find all amenities including a train station, supermarkets, wonderful shopping centre, cinema, golf courses and much more.

This is an independent villa, offering three bedrooms, three bathrooms, a substantial garage measuring 50.11m<sup>2</sup> and private pool of 5m<sup>2</sup>x10m<sup>2</sup>.

### House specifications

Structure: 0.80 x 0.50 continuous footings, all in compliance with the new technical building code.

Facade walls with 29 cm thermos-clay as load-bearing walls with formwork pillars.

Facade interior partitions and ceilings with 7 cm plasterboard and rock wool.

Sloped terrace with 5 cm of sprayed foam.

Porcelain floors.