

# Valle del Este Villa

€398,000

Ref: E236



2



3



304 m<sup>2</sup>



121 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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



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Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
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Huércal-Overa Office  
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## Property Purchase Expenses

Property price .....	€398,000 (£330,014)
Transfer tax 10% .....	€39,800 (£33,001)
Notary fees (approx) .....	€750 (£622)
Land registry fees (approx) ...	€750 (£622)
Legal fees (approx) .....	€1,500 (£1,244)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,488)
Remainder of deposit to 10% .....	€36,800 (£30,514)
Final Payment of 90% on completion ...	€358,200 (£297,012)

\* 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 a spectacular new build independent villas located in Valle del Este Golf in Vera, an ideal place to live, especially if you enjoy an active, outdoor lifestyle. The area offers a quiet environment, surrounded by nature, ideal for walking and enjoying the sun.

The Jacaranda urbanization is one of the newest and most attractive in Valle del Este Golf. It is a private complex that offers a safe and quiet environment, perfect for those looking for a place to live or vacation.

The homes have free spaces that allow great flexibility in the design and use of the land, with parking for cars, which adds comfort and facilitates access. Owners can choose to include a private pool or large spa, creating an ideal environment to relax and enjoy. Without a doubt, Jacaranda offers the possibility of creating a personal refuge.

The team of architects is available to create a design to your liking, allowing future owners to adapt the home to their needs, with up to 6 bedrooms, gym, guest area, etc. This is especially useful on type X plots, which have specific geometries and require an adapted design, but the same flexibility is also offered on any other plot.

### Type C and D Homes

In the Jacaranda urbanization, individual ground floor houses TYPE C and D, option of up to 4 bedrooms.

### FOUNDATION AND STRUCTURE

According to the geotechnical study carried out, a reinforced concrete slab foundation system, suitable for correct structural behavior.

The structure will be made using a reinforced concrete structure executed according to current regulations, with 30 / 35cm thickness unidirectional floors with joists in situ.

Concrete and steel control tests will be carried out for the QA. Likewise, a Control Body will be designated Technician (OCT) to carry out the control.

### DECK and TERRACES

The roof will be flat, not passable, inverted type finished in gravel, composed of waterproofing, geotextiles, isolation thermal extruded polystyrene of

thickness 80 mm and finished in gravel. The formation of chimneys will be with prefabricated pieces.

The terraces will be finished in porcelain stoneware.

### WALLS

The vertical enclosure of the housing envelope will be executed by means of a double ceramic brick facing, with an intermediate layer of rock wool 60 mm thick for thermal and acoustic insulation.

In dividing walls, located in the exterior divisions between plots, a white split-type concrete block will be used.

The interior divisions of the house are made with a 7 cm thick partition of double hollow ceramic brick.

### EXTERIOR FACADE

In the avant-garde design of the development as a whole, different finishes and volumes will be combined.

Coating with continuous white mineral mortar plaster on facades, flight ceilings and breastplates.

In addition, depending on the design, areas will be cladding with natur...