

# CUEVAS DEL ALMANZORA



## Ref: VZ1559 - TERRACED HOUSE

### Golf Desert Springs - The Cricket Residences

<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	2
<b>Toilets:</b>	1
<b>Built surface:</b>	97 m <sup>2</sup>
<b>Living surface:</b>	m <sup>2</sup>
<b>Plot surface:</b>	33 m <sup>2</sup>

<b>Year of construction:</b>	2024
<b>Distance to the sea:</b>	9 km
<b>Facing:</b>	EAST
<b>Furnished:</b>	
<b>Parking:</b>	YES
<b>Storage Room:</b>	

<b>Community fees:</b>	€/ month
<b>IBI Tax:</b>	€/ year

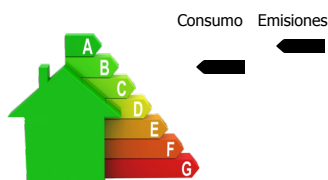
• Brand new townhouses in a beautiful gated community with communal gardens and pool. The house is located in "The Cricket Residences" within the prestigious Desert Springs Golf Course, with 18 holes, just 5 km from the neighboring town of Vera, where you will find all kinds of services and amenities open in any of the year, and only 7.5 km from the beaches of Vera, Garrucha epoch or Mojácar.

• 97 m<sup>2</sup> built plus two terraces with a total area of 33 m<sup>2</sup>  
• The house has, on its ground floor, a large open space distributed in an open plan kitchen, living-dining room with access to a private terrace through a beautiful window overlooking the communal gardens and pool area, a courtesy toilet, stairs access to the upper floor and a small storage room located under the stairwell.

On its first floor we discover two very large bedrooms, both with built-in wardrobes and a private bathrooms (ensuite) with a shower tray. In addition, the master bedroom has, in turn, access to a second terrace with views of the common areas of the urbanization.

• The house is sold without furniture, but with fitted kitchen. It also has air conditioning (hot and cold) installed, security door, aluminum windows with double glazing and electronic intercom.

• It is sold with a parking space included on price.





#### Extras

#### Community

- BRAND NEW
- AIR CONDITIONING INSTALLED
- BALCONY
- PRIVATE TERRACE
- ALUMINIUM WINDOWS

- BUILDING IN A GOLF COMPLEX
- COMMUNAL GARDENS
- COMMUNAL OUTDOOR SWIMMING POOL
- GATED COMPLEX
- PET FRIENDLY

P.V.P.

**290.000 €**

2.989,69 €/m<sup>2</sup>

**Taxes and title deeds expenses are not included**

#### ESTIMATED PURCHASING COSTS:

- 290000€ P.V.P
- 26500€ 10% I.V.A. (tax).
- 3180€ 1,2% A.J.D. (tax).
- 1200€ Notary and title deeds expenses.

**TOTAL: 320880€**

\* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.



For more information  
scan QR code

**ZAR 2010 s.l.u**

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