

# CUEVAS DEL ALMANZORA



## Ref: VZ1558 - APARTMENT

Las Sierras III (Golf Desert Springs)

<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2
<b>Toilets:</b>	0
<b>Built surface:</b>	86 m <sup>2</sup>
<b>Living surface:</b>	m <sup>2</sup>
<b>Plot surface:</b>	32 m <sup>2</sup>

<b>Year of construction:</b>	2022
<b>Distance to the sea:</b>	9 km
<b>Facing:</b>	SOUTH
<b>Furnished:</b>	
<b>Parking:</b>	YES
<b>Storage Room:</b>	

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

- Brand new apartment in a beautiful gated community with gardens and community pool. The house is located in "Las Sierras del Desierto III" 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.

- 86 m<sup>2</sup> built plus 7 m<sup>2</sup> private terrace + 25 m<sup>2</sup> private solarium.
- Housing on the first floor. South facing.
- The house is accessed through a private terrace overlooking the beautiful gardens and community pools. Once inside we find: spacious living room, with direct access to the terrace, open-plan kitchen, small distributor hall, 3 double bedrooms with fitted wardrobes and two bathrooms (one ensuite in the master bedroom).
- The house is sold unfurnished, but with fully 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 in the price and a private solarium with access through communal stairs of the building.





#### Extras

#### Community

- BRAND NEW
- GOOD CONDITION
- AIR CONDITIONING INSTALLED
- PRIVATE TERRACE
- PRIVATE SOLARIUM
- ALUMINIUM WINDOWS

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

P.V.P.

**235.000 €**

2.732,56 €/m<sup>2</sup>

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

#### ESTIMATED PURCHASING COSTS:

- 235000€ P.V.P
- 23500€ 10% I.V.A. (tax).
- 2820€ 1,2% A.J.D. (tax).
- 1000€ Notary and title deeds expenses.

**TOTAL: 262320€**

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

**ZAR 2010 s.l.u**

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#### DISTANCIAS : CUEVAS DEL ALMANZORA

##### CONNECTIONS

ALMERIA INT AIRPORT	91,8 km
MURCIA INT. AIRPORT	130 km
A7 SPEEDWAY	11,1 km
VERA BUS STATION	6,7 km
ALMERIA TRAIN STATION	97 km
MURCIA TRAIN STATION	142 km

##### SERVICES

BANKS	7 km
MEDICAL CENTER	6,1 km
BILINGUE SCHOOL (VALDESERRA)	7,9 km
PUBLIC SCHOOL	7 km
HUERCAL OVERA HOSPITAL	31,3 km
MINIMARKET	100 mts
SUPERMARKETS	8 km

##### AMENITIES

SHOPS	7 km
GOLF (DESERT SPRINGS)	100 mts
GOLF (MARINA DE LA TORRE)	17 km
GOLF (VALLE DEL ESTE)	13,7 km
VERA AQUAPARK	8,3 km
BEACH	6,3 km
MARINA (GARRUCHA)	11,6 km

To see all pictures of this property visit our website: [WWW.ZAR2010.COM](http://WWW.ZAR2010.COM) and search Reference:: **VZ1558**

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