



## **APB-4713 - Villa Zentec 4 - Mojacar**



**€ 147,000**

Villa Detached Off Plan

Land area - 500 m Floor area - 107 m

2 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Private

Mediterranean Living Design 4

Prices from 147.000€

Total build of 107,32 m<sup>2</sup> House build of 75,12 m<sup>2</sup> Porch with pergolas of 32,2 m<sup>2</sup>

Design 4 is a lovely little 2-bed villa, ultra-modern and feeling much bigger than it actually is. It has a nice lounge, an open kitchen and a dining area all overlooking the covered terrace and pool area. There is a master bedroom with an en-suite bathroom, a guest bedroom and a guest bathroom. This model features a lovely, covered terrace which helps give aspect of a much bigger property. This design is ideal both as a holiday home and for permanent living as its reduced size makes for very easy maintenance. The 6 x 3 pool included is a saltwater pool which reduces maintenance costs and is far more natural for swimming.

THIS HOUSE HAS NOT BEEN BUILT YET, we build it especially for you according to your wishes and tastes, designed thinking about the Mediterranean lifestyle and can be modified to your liking. Our designs are for superior quality, custom built, modern villas where space and light play an important part of the design and living experience with clean, simple lines and lots of usable outside space. The design object is to incorporate the pool and terraces into the living area making the homes ideal for Mediterranean Living.

These villas will only be built on request with a construction time of about 10-12 months.

The price quoted is an estimation based on the drawings shown and could vary depending on the plot,



customer requirements and material costs at the time of contracting.

## THE PRICE INCLUDES;

- The architects' fees and project
- The building licenses
- Floor and wall up to 10 €/m<sup>2</sup>
- Exterior tiling up to 8€/m<sup>2</sup>
- Roca sanitary ware and Grohe taps or similar
- Hot and cold A/C
- Solar hot water
- A 6 x 3 saltwater pool
- 1 almond, 1 olive, 1 orange and 1 lemon tree planted in the garden.

## THE PRICE DOES NOT INCLUDE;

- The Plot
- The Fencing
- The Kitchen
- IVA and Taxes
- Registry Fees
- Notary Fees

## The Process

The process begins by defining the plot and the design and any modifications you require, which allows us to specify prices, once defined both the plot and the house we provide you with the costs of the entire project.

The payments are as follows;

## The Plot

- Initial Reservation contract of 3000€ on the plot.
- Full Contract on the plot with a payment of 10% of the cost of the plot
- The remaining cost of the plot is paid with the signing of the plot deeds, normally with 30 days of signing the contract.

## The Works

- Once the design has been defined we sign a Works Contract with a payment of 10% of the works cost.
- The payment of the project and partial payment of the architect, management, and technician's fees.
- The payment of licenses, once we have the licenses in place, we start the construction process.
- Once the works have begun, the payments are monthly payable on the works completed, certified by the architects.
- The final payment of the remainder with the signing of the deeds of new works.

One of the advantages of our scheme is that you own the plot from the very beginning and only pay for works completed. If the builder was to go out of business you have only paid for and own the works completed and

we would have the problem of finding you another builder. This means that your investment is completely protected throughout the whole process. However our builders are very reputable so we do not think for one moment that this situation would occur.

#### Estimated Purchase Costs

- 21% IVA (VAT) of the purchase price of the plot.
- 21% IVA (VAT) on Architect's fees and management costs.
- 10% IVA (VAT) on materials and labour cost.
- ?New Construction? taxes of 1.5% on the cost of the works.
- Notary fees approx. 1000€,
- Registration fees approx. 1200€.

#### Please Note

This information has been prepared with the maximum rigor, however, details are merely informative and not binding.