

Villas Liefde

2 exclusive self-development villas with swimming pool, basement and solarium. The villas have 3 bedrooms, 2 bathrooms and a toilet on the ground floor with a constructed area of 146m², a 120m² basement with an English patio and a 55m² solarium

Choice of interior ceramics, kitchen finishes and countertops by the client.

The price includes:

- 12-meter pool (Extras are considered: infinity pool, integrated jacuzzi, heated, etc.)
- Fully equipped kitchen with Bosch appliances.
- Diaphanous basement finished with pavement, smooth walls, water points and light points.
- Solarium with summer kitchen (countertop, sink, light and water points)
- Indoor and outdoor lighting.

town	Liefde A	Liefde B
Price	€650,000	€675,000

Reservation and payment method

The contract for the sale of the plot and the contract for the construction of the villa are signed jointly.

- Signature of the plot purchase and sale contract: 50% + VAT. (twenty-one%)
- Signing of the work order contract: €40,000 + VAT (10%)

town	Liefde A	Liefde B
plot price	€95,750.69 (VAT included)	€102,534.19 (VAT included)
Signature contract plot (50%)	€47,875.35 (VAT included)	€51,267.10 (VAT included)
Signing of the work order contract	€44,000 (VAT included)	€44,000 (VAT included)
Total	€91,875.35 (VAT included)	€95,267.10 (VAT included)

Signature deed of plot in approximately 90 days

town	Liefde A	Liefde B
plot deed	€47,875.35 (VAT included)	€51,267.10 (VAT included)

Certifications

I- Once the project is licensed, the first certification of 15% is carried out

town	Liefde A	Liefde B
Certification 15%	€94,193.09 (VAT included)	€97,393.07 (VAT included)

Here are already included: Geotechnical study of the plot, architect's project and construction management, surveyor project and safety study, quality control with the company Bureau Veritas, Torre Pacheco City Council building license, civil liability insurance (Not included bank guarantee for the City Council, which will be approximately €20,000 and will be returned at the end of the work).

II- Structure completion: 20% + VAT

town	Liefde A	Liefde B
Certification 20%	€126,250.78 (VAT included)	€129,857.42 (VAT included)

III- Completion of partitions, installations, pre-installation of air conditioning, plumbing, photovoltaic panels: 15% + VAT

town	Liefde A	Liefde B
Certification 15%	€94,193.09 (VAT included)	€97,393.07 (VAT included)

IV- Painting, glassware, gardening, exterior fence: 15%, €150,000 + VAT

town	Liefde A	Liefde B
Certification 15%	€94,193.09 (VAT included)	€97,393.07 (VAT included)

V- Completion and delivery: 15% + VAT (From this last payment the initial €44,000 sent as a reservation for the work contract are deducted)

town	Liefde A	Liefde B
Certification 15%	€50,193.09 (VAT included)	€53,393.07 (VAT included)

Based on these percentages, monthly certifications will be made by the facultative direction and payment from the 1st to the 5th of the following month