

Unique lake front Infinity Blue Villa on Santa Rosalia Lake and Life resort

Reference: PPF-D-EV-SR-1

€1,100,000

ANTEPROYECTO V1



STA ROSALÍA P241

MURCIA 2022



STA ROSALÍA
MURCIA



STA ROSALÍA
MURCIA



STA. ISIDORA P943
 MARCO 002



STA. ISIDORA P943
 MARCO 002



STA. ISIDORA P943
 MARCO 002



Key Features

- 4 bedrooms
- 3 bathrooms
- 173 m² build
- 489 m² plot
- Swimming Pool: yes private 14m x 2.5m

Pool

- Private Pool: yes 14 x 2.5
- Communal Pool: yes as well as private pool

Garage

- Yes: yes

Basement

- Yes: yes, huge

Bedrooms

- No Of Bedrooms: 4

Bathrooms

- No Of Bathrooms: 4+

Description

Front line villa "INFINITY BLUE" in plot P-24.3 on Santa Rosalia Lake and Life resort. This is the opportunity to build your dream home to your own specification.

Front line ground floor villa overlooking the lake, on a 489m² plot and a built area of 173m² with a basement of the same size and solarium. Bespoke design by the client (Orientative renders can be seen), the price includes:

- Pool 14m x 2,5m (Considered as extras: infinity pool, integrated jacuzzi, heating system etc)
- Diaphanous basement finished with floor tiles, smooth walls and ceiling.

The price of the starts at 1.100.000€ plus the corresponding IVA and extras, the price details are as follow:

- Plot 250.000€ + IVA (21%)
- Villa 850.000€ + IVA (10%)

Percentages and work certifications based on an approximate price of 850.000€ + IVA.

Reserve 30.000€

Price of the plot 250.000 € + IVA (21%):

- Signing of purchase contract for plot: 60.000€ + IVA. (21%)
- Signing of plot title deeds: 190.000€ + IVA (21%)
- Signing of contract for work order: 15%, 127.500€ + IVA (At the signing of the plot title deeds)

At this stage it is included: geotechnical survey of the plot, architect's project and construction management, technical architect's project, safety project, quality control by Bureau Veritas, building license Ayuntamiento de Torre Pacheco, civil liability insurance (Not included the deposit in Ayuntamiento de Torre Pacheco, that is approximately 10.000€ and it is refunded at the completion of the project).

As we do not have a basic Project and execution project, we make an approximate study of the cost of the property with 489m² plot and 173m² of built area consisting of:

- Ground floor.
- Solarium.
- Basement with English patio.

Certifications:

- Structure completed: 20%, 170.000€ + IVA

- Perimeter walls: 20%, 170.000€ + IVA

- Partitions, installations, air conditioning, plumbing, solar panels: 15%, 127.500€ + IVA

- Painting, windows, gardening, fence: 15%, 127.500€ + IVA

- Completion: 15%, 97.500€ + IVA

(From this last payment, the initial 30.000€ sent as a reservation of the works contract will be deducted.)

The final budget will be finalized once the architectural project has been completed, The indicative budget includes top brands such as Porcelanosa, Kömmerling PVC, Geberit, Roca, Würth insulation, etc.

As in the structure, the floor slabs are made of solid concrete, everything will be specified in the basic and execution project.

☎ **+34 918 295 262**

🌐 **www.ppf-spain.com**

✉ **info@ppf-spain.com**