Villa	Previous Price	Special Offer	Plot m2	Plot €	Type	Status
42	1.425.000,00€	**1.250.000,00€**	1028 m²	597.550,00 €	A	Available
46	~~1.340.000,00 €~~	**1.200.000,00 €**	1050 m²	575.000,00 €	A	Available

Banus Immo®
MARBELLA

info@banusimmo.com
+34 637 877 378   +34 637 877 368
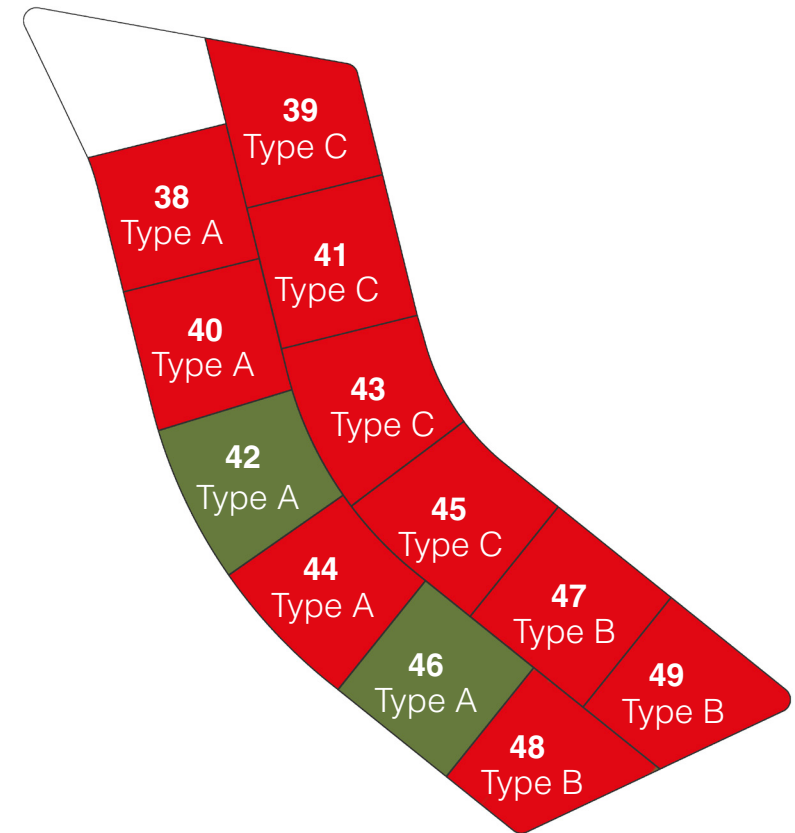
Available
Not available

Banus Immo
MARBELLA

1 — **Reservation Fee 20.000€**

2 — **Buy the plot**
Client becomes the developer

Sign turnkey contract 30.000€
Payment includes:
- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

3 — **Start building 20%**
Once the license has been granted, construction starts.

4 — **Monthly payment & Finance**
The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.
Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

5 — **Completion**
Construction completion time of 10-12 months.
Once the villa is finished, we manage the final utility connections and first occupation license for you.

BENEFITS BUYING OFF-PLAN
- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

TAXES
The obligatory applicable taxes are:
- On the plot: 21% V.A.T.
- On the building cost: 10% V.A.T.
* Development Companies will NOT pay taxes on building costs

NO ADDITIONAL COSTS
There are NO additional costs - everything is covered.
The quote we give you includes:
- All the construction licensing costs
- First occupation licens
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it´s all included

NO COMMUNITY FEES

TRIPLE GUARANTEE
- Up to 10 years structure
- 3 years installations
- 1 year finishes

Total price from: 1.200.000 € V.A.T. not included