

VILLAS INFINITY MARE

CALA FLORES - CABO DE PALOS

VILLA	M2 BUILT	M2 BASEMENT	M2 SOLARIUM	M2 PLOT	BATHS	BEDS	PRICE
VILLA 1	280	120	75	530	3+2	3	1.742.500€
VILLA 2	280	120	75	530	3+2	3	1.742.500€

PLOT 530M2 PRICE: 857.500€

Villa Infinity Mare: Purchase Terms
Ground floor villa with basement, solarium & pool (Self-build)
Villa Price: 1.742.500€ + IVA

RESERVATION TERMS

To begin with the project, the plot purchase agreement and the construction contract must be signed simultaneously.

Plot: Payment of **20%** of the plot value (+ 21% IVA).

Build Reservation Fee: **€100.000** (+ 10% IVA). This amount will be deducted from the final payment.

At this point, the basic execution project contract is drafted, and a date will be set at the notary to sign for the deeds of the plot and the payment of the remaining **80%** plus the corresponding IVA.

PAYMENT SCHEDULE (BY CERTIFICATIONS)

Payments are made monthly based on the **actual progress of the work**, certified by the site management.

Phase	Concept	Percentage	Amount (+10% IVA)
Phase 1	Project and Licenses (Design, fees, and Bureau Veritas management)	15%	261.375€
Phase 2	Structure (Excavation and structure)	25%	435.625€
Phase 3	Enclosures (Facades and exterior walls)	15%	261.375€
Phase 4	Installations (Partitions, electricity, water, A/C, and solar panels)	15%	261.375€
Phase 5	Exteriors (Pool, garden, PVC windows, fencing, and rendering)	15%	261.375€
Phase 6	Completion (Final touches)	15%	261.375€*

***Note on final payment:** The €100,000 initially paid as a reservation fee will be deducted from this final installment.

For your total guarantee and peace of mind, this process is governed by **maximum transparency** through **monthly certifications**, ensuring that you pay strictly only for the work actually **completed** on-site.

As a self-builder, you must formalize the **municipal guarantee deposit** required by law by the Town Hall, which will be fully refunded to you once the construction is completed.

We remind you that the applicable tax framework is **21% IVA on the land acquisition** and **10% on the construction** of the home.