

Villa on Plot 6
Calle Guaro 3, Urb La Capellania
29639 Benalmadena

Construction: Villa built on two levels, consisting of:

GROUND FLOOR: of approx. 127 m², included the terraces
All according to the project still to be worked out by the Architect. A provisional copy hereby enclosed.

BASEMENTS: Of approx. 125 m² covered areas, incl. wood beam covered terrace.

CELLAR AREA: Of approx. 125m² extra space, unfinished, but with access.

PARKING AREA: To one side of the villa, pergola style. approx. 18m²
Also stairs from the exterior
terraces to reach pool area.

Construction details:

Based on a design prepared for plot 6, with attached plan.

Foundations with a special reinforced concrete platform dug out to proper level.
which will give us the possibility to create an additional 125m² in cellar area with 1,5m above ground level, so that this will not add to the volume for the Townhall's licences.

All necessary excavations are included.

Levelling of the interior basement floors with concrete protected with damp proof courses in the areas where the building is sitting on the plot. The walls touching the area where we have dug in to the land we will protect with cavity walls & drainage. The villa will be constructed entirely with proper cavity walls that will reach below the interior floor levels and damp proof courses.

Ceilings are calculated for the entire villa to be at least 2,60m high.

The living room area will be raised above the rest of the roofs to create several roof levels.

Exterior walls will be plastered with humidity-proof mortar.

Interiors will be plastered with perlita-gypsum plaster or mortar .

Exterior carpentry will be executed with white aluminium Serie 800 and will have 6 + 6 safety glass (with plastic membrane) fitted. No grills were foreseen, as this type of glass gives sufficient protection.(with alarm back-up, of course)

Interior carpentry with pre-varnished doors, type Uniarte of Oak finish or similar
Also used for the built-in cupboards.

The entrance door will be of a safety type, but of the type of Uniarte, identical to the ones used for the villa.

All the necessary electrics and the proper control box with differential, and fuses for each circuit. We will use the white coloured BJC type.

The entrance door will have a bell.

The lamps themselves are not included. The master bathroom will have floor-heating of the Hoechst-type electrical sheets with thermostat.

Air-conditioning of the split-system types will be placed for the following areas:
master bedroom, and living room /dining room ,

We will also provide the pre-installation for the alarm people and pre-installation for the TV

Once the villa is completed we will take care of the electricity boletin and the contract with the Sevillana Electricity Co. At the access to the plot we will built the housing for the meter.

Also the connection with the mains for the water supply will be taken care of by the builder. We will place application for Telephone too.

The plumbing will be executed in copper tubings, properly insulated for heat loss. We will provide 2x 100 litre electric hot water boilers, built away into a suitable area (cupboards, roof spaces or in the basement area).

On the plot we will have to place the (now) necessary pre-fab septic tank of fibreglass. Sanitary ware will be white and from Roca, Atlanta models, with chrome mixer taps of the Monodin types . Bathtub is of the Princess-type with built-on grips also chrome plated and will have a border of cream marble on the front.

All the floors are planned to be laid with first class cream (or white) marble, polished on the spot. We will also include a freese ,of 15cms , following the walls , built-into the floors for decorating the large livingroom / diningroom areas with a darker brown marble.

Steps of the stairs are also made of the same cream marble.

Skirtings will be of identical cream material.

The tiles in the bathrooms have been calculated to reach ceiling height

The shower room will also be tiled to ceiling level.

Value of these tiles Euros 18,- /m2 for material only.

For the kitchen the tiles will be placed up to ceiling and behind the future furniture (which is not included in this estimate). Also these tiles will be valued at Euros 18,-/ m2

We have not included the kitchen furniture, as the range of these is enormous with too many different prices. We did not include either the electrical appliances, not knowing what will be needed.

Tiles for the terraces will be also the cream marble to “increase” impression of size.

The fireplace will be built to a design made for the owners and is included.

We will paint the exteriors of the villa with plastic paint and on all the lower exterior walls to a height of approx. 1 m. we will place a coat of special waterproofing paint before applying the finishing coats for extra protection for the walls.

Interiors will be equally painted with plastic paints (colours can be added).

Doors will receive a finishing coat of varnish, if required, or can be painted..

The house will be cleaned properly before handover.

Earth movements include levelling, if necessary, of the land, but do not include the fill-in and garden soils that will have to be brought in, once we know where the areas will be.

Decorations:

We have foreseen decorative elements, such as interior arches at the entrance. The living room will have wood beam ceilings. Around the windows we will fit decorative moulding. On the interiors we will fit windowsills of cream marble.

Swimming pool:

We will place a pool of 8 x 5 m with an overall depth of 1,60m water in the garden area.

As the land there is mostly fill-in we will dig the pool in and built the floor and walls (of concrete) on top of a solid re-enforced platform, identical to the villa foundations itself. When constructed this will be executed with double grid of steel and concrete of 25 cms thickness, with added hydrofuge treatment. Border laid ,with white 50 cms wide, pre-cast non-slip artificial stone. Tiled with mosaic tiles (Niebla) light-blue mixture. Complete filter installation with 0,8HP pump, proper size filter, PVC tubes with valves and the electric control-box with automatic timer system.

Taxes:

The official VAT taxes on the construction, are 7% over the declared amounts, and for these payments the Builder will supply the owners with official receipts.

Not included costs:

As explained above the fill-in of soils for the garden areas are not included.
And T.V. antennas and satellites. (Pre-installation included)
Alarm installations (Pre-installations included)
Garden sprinkler systems, and planting.
Kitchen furniture & electrical appliances.
Lamps of the villa.
Garden lights.
Official 7% VAT on the building costs.

TOTAL COSTS: For Land, and high quality Villa including Architect's and Surveyor's fees, Townhall licences for construction and their Taxes on building, Geo-technical survey, necessary quality controls, and the 10-year Insurance policy.

TOTAL 683.000.

Special price until the end of August 2005 Euros 633.000, including plot.

PLUS: 7% over declared villa value of 131.000,- Euros
9.170,- Euros approx.

Plot on two levels only, surrounded by fencing 1,50 m high. Included the complete fill-in of the plot to a level 1,25 m. above surrounding plots and the retaining walls .

Orientation to the South and overlooking the green zones and the valleys towards the Mediterranean.

Occupation permitted 25% , 290 m2, allowed to construct. Volume allowed 0,33m3/m2

Community charges: Euros 0,47/m2 six monthly , with a discount of 25% when paying before the expiration date .

Total annual charges for Plot 6: 1.090 Euros – 25% : 817,- Euros

Water charges: 0,60 Euros /m3 (1.000 Litres)

Notary charges: approx. 9% (Of the registration value) for the buyers

Plus value Taxes : To be paid by the owners of the plot: Chambolle Ltd.

IBI Taxes paid in full by the owners , Chambolle Ltd.

When signing the Title Deed for the plot at the Notary in Fuengirola, it will be certified and verified by the Notary Public that these charges are fully paid and up-to-date.

The present owners of the plot will furthermore deposit the 5% retention for eventual future taxes that Chambolle Ltd. might owe on the sale of the plot.

The Gibraltar company, owner of the plot, is represented by Jack Klauwers, by means of a legal

and valid Power of Attorney extended by the Notary Public of Gibraltar, which was also used for the sales of all the other plots that was owned by the same Company since 1989.

We can add another 400 m2 to the Plot of 1.160m2 , but it ,in order to do so, we will have to

use a Topographer to draw up a new revised plan, the Architect will have to certify this revision at her College of Architects with full descriptions and plans and the Townhall will have to approve the change of sq.m. as this entails also changing the yearly Taxes (IBI) (as there will be then 1.560 m2 in total).

The additional costs will be approx. 1.800 Euros extra for the permits, plus the charges for the Notary Title Deed approx. 600 Euros (just 400 m2). Plus the price of the 400 m2 : Euros 110.380,-

It is not complicated to do so, as the neighbouring plot N° 41, has not been registered separately yet , as it still forms part of the total remaining land registered under Chambolle Ltd.

The representative of Chambolle Ltd., is a builder, constructing on the Coast since 1973, and has built in this Urbanisation alone , 27 villas and on the coast 89 and could provide plans of villas for this plot with their estimates, but it is not compulsory to the sale of the plot.

As the builder has decided since 2001 not to construct more than 2 villas per year , with his group of 8 workers, and as the plot for sale is next to the site of another villa to be constructed this year for delivery in early 2005, a special price is worked out ,if the buyer/s have intention to build using our construction company (Nederprom SL). See advert in SUR in English and the attached description sheets with price.

The preparations of plans, Architect, Surveyor, & Townhall licences, will require approx. 3 months in total. Some groundwork could be done earlier, such as retainingwalls, and earth movements with JCB.