



San Roke Homes
GENERAL FACTSHEET



- **Name of residential scheme:** San Roke Homes.

- **Building progress:** under construction.

The project has the necessary construction permit and financing:

Project under construction. The development's construction permit number is 1031/15 and it expires on 13 July, 2016. Given that the sales material is based on the Basic Project, it may be modified if technical requirements so require, keeping in any case to the Construction Drawings and any requirements from local authorities. For all pertinent purposes, the Developer expressly states that its action, as well as the contracting of this development shall at all times be in line with the requirements set forth in Law 38/1999, dated 5 November, on Construction Planning. In like manner, it is further noted that Kutxabank shall be the financial institution that guarantees any amounts advanced for the construction of the development, which shall be deposited in the special account number 2095 3180 40 9115540190 held in 2095 3180 40 9114501324. A copy of the aforementioned bank guarantee shall be delivered to buyers at the signing of the private sales purchase agreement. A copy of said agreement is available to buyers to check the general terms and conditions. The Home Owners' Association Bylaws shall be approved when works are completed. Buyers' stake in the building's common elements shall be determined by taking into account the criteria set forth in Article 5 of Law 49/1960, dated 21 July, on Commonhold Property.

- **Developer's identifying data:**

NEINOR NORTE S.L.U., with registered address at Calle Ercilla 24, Bilbao (Biscay), Spain, and tax ID no. (N.I.F.) B-95788626 is registered with the Biscay Trade Register under Volume 5499, Folio 101, Sheet BI-65.414.

NEINOR PENÍNSULA S.L.U., with registered address at Avenida Brillante nº 136, Cordoba, Spain, and tax ID no. (N.I.F.) B-95788634 is registered with the Cordoba Trade Register under Volume 2467, Folio 1, Sheet CO-35814.

NEINOR SUR S.A.U., with registered address at Avenida Brillante nº 136, Cordoba, Spain, and tax ID no. (N.I.F.) A-14646350 is registered with the Cordoba Trade Register under Volume 1622, Folio 23, Sheet CO-19.140.

- **Number of units:** 64. Floor areas are shown in the relevant apartment drawings.

- **Price payment:** the price for each apartment and additional elements shall be paid as follows:

- €3,000 (VAT included) as downpayment;
- 10% of the price (plus relevant VAT) at the signing of the private sales purchase agreement;
- 10% of the price (plus relevant VAT) in monthly instalments, prior to the execution of the title deed;
- The remaining 80% (plus relevant VAT) at the granting of the title deed. The downpayment amount shall be deducted from this remaining 80%.



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- **Taxes and charges:** in accordance with current legislation, in addition to the price attributable to each apartment and additional elements the buyer must pay value added tax at the rate applicable from time to time. The buyer must further pay Property Transfer Tax (*Impuesto de Transmisiones Patrimoniales*) and Stamp Duty (*Impuesto sobre Actos Jurídicos Documentados*) at the rate applicable at the time of execution of the title deed (*escritura de compraventa*), as well as relevant notary and registry fees. Tax on the Increase in Value of Urban Property (*Impuesto sobre el Incremento de Valor de Bienes de Naturaleza Urbana*), when applicable, shall be paid by the developer.

Please note that in case of discrepancy between the English and the Spanish version of this Website, the Spanish version shall prevail.



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