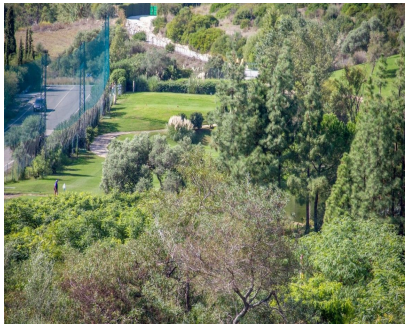
Продажа - Участок - Benahavís

549.000€



Ref.-ID: MIBGR5310508

Benahavís

Участок

Коммунальные: 288 EUR / год

ИБИ: 78 EUR / год

1042 m2

Nestled in the prestigious residential community of Puerto del Almendro in Benahavís, this 1,042 m2 residential plot enjoys a south west orientation and nature views, making it the ideal setting to create a bright villa with sun drenched terraces and spectacular sunsets in an atmosphere of complete tranquillity. Set along the Ronda Road A 397, within an established upscale area, the plot combines privacy with outstanding convenience. San Pedro de Alcántara is just 7 minutes away by car, Puerto Banús is 15 minutes away, and the Monte Halcones Shopping Centre, with restaurants, everyday services, a pharmacy and an El Corte Inglés supermarket, is only 5 minutes away. The area has the necessary infrastructure for water, electricity and telephone connections, making it easy to start your project. Planning regulations allow for a single family home over two levels with a maximum height of 6 metres and an estimated buildability of approximately 674 m2, offering excellent scope for a fully bespoke villa. For golf lovers, the plot is surrounded by renowned courses, with Los Arqueros Golf and Country Club, La Quinta Golf and Country Club, Real Club de Golf Guadalmina and El Higueral Golf all within less than 10 minutes by car. A perfect canvas for your project, nature, privacy and open view sunsets. Estimated costs payable by the buyer: The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer’s personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from □500 to □2,000, and Land Registry fees from □250 to □1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between □300 and □500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: 549.000□ (+10%) This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for the Protection of Consumers and Users (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. ALA

ОРИЕНТАЦИЯ	Климат-контроль	Особенности	Мебель	меры безопасности	Коммунальные услуги
✔ Юго-запад	✔ Центральное отопление	✔ Деревянные полы	✔ Без мебели	✔ Сигнализация	✔ Питьевая вода