

Ref.-ID: MIBGR5426446

Mijas

Участок

ИБИ: 265 EUR / год



394 m2

349 m2 urban lot with a residential project, ideal for both self-build and real estate development. Located in a quiet, established neighborhood, this lot offers the perfect balance of privacy, nature, and proximity to all amenities. Just a few minutes from beaches, golf courses, and major transportation routes, its location makes it a very attractive option for a primary residence or second home. **Key Features** Lot area: 349 m2 Zoning: Urban land Building plan: Included (single-family home) Buildable area compliant with local regulations Potential to build a modern, multi-story home **Building Plan** The lot comes with a building plan designed for a contemporary home, conceived to maximize natural light and take advantage of the surroundings. Typically, this type of plot in Mijas allows for the development of villas with open spaces, terraces, a private pool, and landscaped areas—all of which are in high demand in the area. **Surroundings and Location** Established residential area in high demand Close to Fuengirola, La Cala de Mijas, and their beaches Easy access to the A-7 and AP-7 Close to supermarkets, schools, and restaurants Natural surroundings with unobstructed views (sea and/or mountains, depending on orientation) Plots with approved building plans offer a significant advantage, as they reduce administrative processing times and allow development to begin more quickly, making them more attractive to investors and private buyers alike. **Ideal for:** Building a custom single-family home Real estate investment on the Costa del Sol Second home or vacation home project Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Property Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989), respectively. Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are at the agency's discretion): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: €319,000. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are paid by the seller. VGC







