+34 604 489 646

info@luxury-realty.com

Участок в Casares

Референция: R5524597

Спальни: по запросу

Ванные: по запросу

M² Размер:

Цена: 1 448 000 €

Статус: Продажа

Тип недвижимости: Участок

Места: по запросу

M² Участок: 96 538

Описание:TWO RUSTIC PLOTS WITH PANORAMIC SEA & MOUNTAIN VIEWS /CASARES, COSTA DEL SOL A rare opportunity to acquire two rustic plots with a combined registered area of approximately 96,538 m2 (9.65 hectares), set in a peaceful natural environment near Doña Julia Golf and the Mediterranean coast. •Plot 1: Approximately 87,788 m2 (8.78 hectares) •Plot 2: Approximately 8,750 m2 (0.88 hectares) •Combined registered area: Approximately 96,538 m2 (9.65 hectares) Discover the appeal of these two extensive rustic plots in the Baeza area of Casares, Málaga, where open countryside, mountain scenery and Mediterranean views create an attractive setting for those seeking space, privacy and a connection with nature. A privileged natural setting Enjoy beautiful panoramic views of the surrounding mountains and, from the larger plot, views towards the Mediterranean Sea. Located in the Baeza area of Casares, the plots offer a peaceful rural environment while remaining within reach of the coastal amenities of the western Costa del Sol. The property is situated near Doña Julia Golf, an established golf destination surrounded by natural scenery. The wider area combines the tranquillity of the countryside with access to golf courses, beaches, restaurants and the services of nearby coastal towns. Existing features and infrastructure The larger plot, measuring approximately 87,788 m2, is having the following features: •Three small existing structures, including a house of approximately 40 m2 arranged over two levels •A small swimming pool •Various fruit trees across the land •A nearby test well •An electricity pole nearby, offering the possibility of a connection subject to technical confirmation •Access via a rural route that is partly asphalted and partly an unpaved track These existing features may provide a starting point for buyers wishing to explore the land's possibilities. Potential for rural projects The plots may appeal to buyers interested in agricultural, horticultural, livestock or forestry activities, as well as other rural projects permitted under the applicable planning regulations. Any residential use, new construction, extension or change of use would be subject to the relevant planning classification, applicable regulations and required authorisations. Location – Casares, Málaga Located in the Baeza area of Casares, near Doña Julia Golf and the wider Casares Costa area, these plots offer a combination of open countryside, natural views and access to the Costa del Sol. The larger plot is approximately 6 km from the main road. Access is described as partly asphalted and partly via a rural track. Buyers are encouraged to verify the precise route and access conditions during a viewing. An opportunity to explore Whether you are looking for extensive rural land, considering a countryside project or seeking a long-term investment opportunity to investigate, these plots offer generous land areas, natural surroundings and a location close to one of the Costa del Sol's established golf destinations. Further information, plans and viewings available on request. Contact us to discuss the property and arrange a visit. The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Notary fees and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost is between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative (gestoría) fees (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: € 1,592,000. This estimate is indicative and provided in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. NG1

Особенности: