



## Plot in Estepona

Bedrooms **0** Bathrooms **0** Built **0m2** Plot **26007m2**

**R5154655** **Plot** **Estepona** **850.000€**

Rustic buildable plot of land for sale very close to Estepona city. Possibility of building a house of up to 500 m<sup>2</sup>: 250 m<sup>2</sup> below ground level (basement floor); ground floor of 125 m<sup>2</sup> and upper floor of 125 m<sup>2</sup>. With 26,007 m<sup>2</sup> (2.60 hectares), located in the lower part of Sierra Estepona, in Loma del Esparragal, 3 minutes by car from the AP-7 motorway and 10 minutes from the Estepona promenade. A large part of the perimeter is fenced; access through a robust security gate. The land has a water meter, and is part of the Irrigation Community of El Esparragal (Estepona). Electricity: it is very easy to carry the connection into the plot. After the approval of Decree 550/2022, of November 29, the Junta de Andalucía allows the construction of houses on rustic land, provided that the plot has at least 2.5 hectares of surface (25,000 m<sup>2</sup>), without obligation for the houses to be linked to the agricultural exploitation of the land. See Article 31 of the Decree (on single-family, not linked detached houses) and Article 32 (procedure for authorization of extraordinary actions). Decree published in the BOJA on December 2, 2022. EXPENSES AND TAXES: The indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below: • Tax on Patrimonial Transmissions (Impuesto de Transmisiones Patrimoniales, ITP): 7% of the purchase price. • Notary fees: see the official fee schedule regulated in Annex I of Royal Decree 1426/1989, of November 17. • Property Registry fees: see the official fee schedule established in Annex I of Royal Decree 1427/1989, of November 17. • Management

fees (Administrative Services): approximately €600 (VAT included). • Seller's Agency fees: included in the list price.