ALL IN real estates






Residential Plot in El Paraiso

Bedrooms	**0**	Bathrooms	**0**	Built	**0m2**	Plot	**1000m2**

R5533462	**Residential Plot**	**El Paraiso**	**1.200.000€**

Prime Second-Line Beach Plot in El Paraíso Barronal – Ideal for a Luxury Villa An exceptional investment opportunity in El Paraíso Barronal, one of the most desirable residential areas of Estepona East, just a short walk from the Mediterranean Sea. This south-facing plot of 1,000 m2 enjoys a privileged location in a peaceful and established residential setting, surrounded by elegant villas, lush Mediterranean vegetation and an exclusive atmosphere. The plot comes with a project for a bespoke detached villa, offering an excellent opportunity to create a contemporary residence with spacious interiors, landscaped gardens, a private swimming pool and generous outdoor living areas designed to make the most of the Costa del Sol lifestyle. With a buildability coefficient of 0.20 and a maximum plot occupancy of 25%, the property offers exciting possibilities for creating a stylish home that combines modern architecture, privacy and proximity to the beach. Ideally located just minutes from the sea, the plot also benefits from easy access to golf courses, restaurants, international schools and all the amenities of Estepona and Marbella. A rare opportunity to develop a luxury villa in a prime second-line beach location on the Costa del Sol. Estimated costs payable by the buyer: The seller is a company and the property is a building plot, so the purchase is subject to 21% VAT (Law 37/1992 on VAT; the supply of building plots is not exempt, art. 20.One.20) and to Stamp Duty (AJD) at a rate of 1.2% (Law 5/2021 on Transferred Taxes), and not to Property Transfer Tax (ITP). Notarial deed and Property Registry fees are regulated by

official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost ranges from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency fees (gestoría) (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €1,488,000. This estimate is indicative and provided in ?accordance ?with ?Art. ?20.1.c) ?of the TRLGDCU. ?The ?final amount will depend on ?the specific ?circumstances of ?the ?transaction and the buyer. ?Intermediation ?fees ?are ?borne ?by ?the ?seller.