ALL IN
real estates



Plot in Monda

Bedrooms	**0**	Bathrooms	**0**	Built	**0m2**	Plot	**8089m2**

R5478760	**Plot**	**Monda**	**9.950€**

8,089 m2 in Monda for only €9,950 – An exceptional opportunity! **Nature, space, and potential in a privileged rural setting** Discover this rustic plot (*finca*) of 8,089 m2, located in the natural surroundings of Monda, Málaga. An exceptional opportunity for those looking for a large piece of land in a quiet, natural environment with the authentic character of the Andalusian countryside. The property offers ample space for those wishing to enjoy nature and explore various possibilities of use related to the rural and agricultural environment. Due to its features, it may be particularly interesting for anyone looking to create their own cultivation area, plant trees, or develop an agricultural project—always subject to land conditions, water availability, and applicable regulations. Its size allows you to imagine different projects: from a small plantation or dryland farming to a space dedicated to enjoying the natural environment. Specific possibilities should be evaluated in accordance with the features of the plot and current regulations. Located in Monda, a municipality with a strong rural character surrounded by nature, the property combines the tranquility of the countryside with proximity to the village and essential amenities. A property for those looking for something different With its 8,089 m2, this property offers space, privacy, and the opportunity to shape your own project in a natural setting. The land has a sloping terrain and currently does not have a water supply. Potential options for water access and its use for agricultural purposes will need to be studied in advance. Key features Area: 8,089 m2 Location: Monda,

Málaga Type: Rustic land (Terreno rústico) Peaceful, natural environment Sloped terrain Potential to explore agricultural uses, plantations, or crops depending on the land’s characteristics Currently no water supply Possible uses are subject to applicable planning regulations and conditions A hard-to-find opportunity A property designed for those seeking nature, space, and the chance to create their own rural project at an exceptional price. Contact me for more information and to view the property. Estimated buyer costs: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) under Law 5/2021 on Transferred Taxes, with a maximum general rate of 7%. The tax base will be whichever is higher between the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed fees and Property Register entry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Estimated notary fees range between €500 and €2,000, and registry fees between €250 and €1,500. Administrative agency/conveyancing fees (gestoría, if voluntarily hired, unregulated fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller (Art. 104 TRLRHL). Estimated total cost for the ?buyer: ?€10,945. ?This ?estimate ?is indicative and ?provided ?pursuant to Art. 20.1.c) TRLGDCU. ?The final ?amount will ?depend ?on the specific circumstances ?of ?the ?transaction ?and ?the ?buyer. ?NGT