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## ■■■■■■■■ ■ Estepona

■■■■■■■■■■■: R5154655

■■■■■■■■: ■■ ■■■■■■■■ ■■■■■■■: ■■ ■■■■■■■■ M²: 26 007 ■■■■■: 850 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Rustic buildable plot of land for sale very close to Estepona city. Possibility of building a house of up to 500 m2: 250 m2 below ground level (basement floor); ground floor of 125 m2 and upper floor of 125 m2. With 26,007 m2 (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 m2), 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.

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None, ■■■■■■■ ■ ■■■■■■■, ■■■■ ■■ ■■■■■, ■■■■ ■■ ■■■■■