

# Arboleas

Land / Terreno

€59,950

Ref: A1380



796 m<sup>2</sup>



Consumption  
Not required

Emissions  
Not required



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### **Property Purchase Expenses**

Property price ..... €59,950 (£51,263)  
Transfer tax 7% ..... €4,197 (£3,588)  
Notary fees (approx) ..... €750 (£641)  
Land registry fees (approx) ... €750 (£641)  
Legal fees (approx) ..... €1,500 (£1,283)

### **Fees and Taxes**

IBI property tax ..... €88.00 per annum

### **Standard form of payment**

Reservation deposit ..... €3,000 (£2,565)  
Remainder of deposit to 10% ..... €2,995 (£2,561)  
Final Payment of 90% on completion .... €53,955 (£46,137)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

### **Description**

This is an opportunity to purchase a superb urban plot of land measuring 796m<sup>2</sup>, located in the very sought after suburb of El Prado, within walking distance of a local bar and restaurant and only a 30-minute walk into the market town of Arboleas.

The plot is situated on a quiet street in a beautiful, tranquil residential area and offers ample space to build a fantastic private detached villa with a swimming pool, gardens and off-road parking.

An excellent opportunity to build your own bespoke villa in a very sought after location.

The plot does not currently come with any existing project or building license, but can easily be obtained by the local town hall with the help of your legal solicitor.

\*Also available for sale, a separate plot of rustic land of 3,355m<sup>2</sup> with 80 maintained olives trees for a selling price of 16,000€. Located off the main road in El Prado just 5 minutes drive from the other urban plot for sale.

Contact us today on 0034 950 615 388 to arrange a viewing.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible