Sales - Plot - Fuengirola

279.000€







Ref.-ID: R5512846 **Fuengirola** **Plot**

IBI: 193 EUR / year **1056 m2**

Urban plot of 1056,80m2 in Torreblanca area, Fuengirola This urban plot, located in the tranquil Torreblanca area of Fuengirola, presents a unique opportunity for development. With a generous 40% building allowance, the property has the potential to construct either a spacious two-story villa with a total area of 422 square meters or two semi-detached villas. Highlighted by its beautiful sea views, the plot is nestled in a peaceful neighborhood, offering a balance of tranquility and accessibility. It is strategically situated within a 5-minute drive from the beach and all local amenities. With access from two streets, from Castaño Street at the top and from El Roble Street at the bottom, this plot provides additional flexibility for property design and accessibility. Estimated costs payable by the buyer: The purchase is subject to 7% Property Transfer Tax (ITP). Notarial fees for the public deed and Land Registry fees are regulated by official fee schedules under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Indicative estimates range from □500 to □2,000 for notarial fees and from □250 to □1,500 for Land Registry fees. Administrative agency services (if voluntarily engaged, with freely agreed fees): estimated between □300 and □500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Estimated total cost for the buyer: □304,110. This estimate is indicative and is provided in accordance with Article 20.1(c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Estate agency fees are payable by the seller. NGS