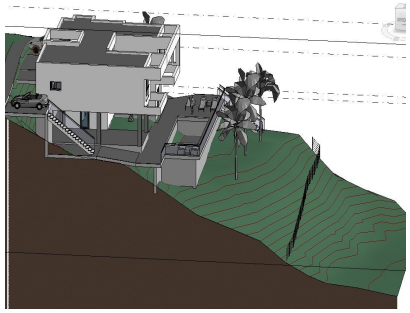
EK
ARBAT ESTATES

Sales - Plot - Mijas

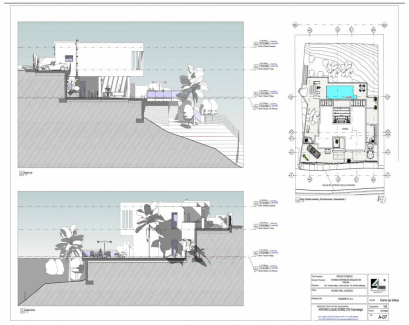
299.000€

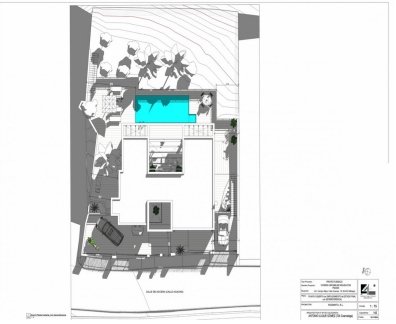
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Ref.-ID: R5271937

Mijas

Plot

761 m2

Not just land: it’s a strategic opportunity in Campo Mijas. 761 m2 | €299,000 | New-build potential | High upside Not every plot deserves to be built on. Some deserve to be strategically conceived. This 761 m2 urban plot in Campo de Mijas is one of them. Because of its location, its price, and above all, its genuine development margin. An asset designed for those who understand that value lies not only in square meters, but in what can be created on them. Set within a consolidated, quiet and well-connected residential area, the plot allows for the development of a high-end new-build villa, perfectly aligned with current national and international demand: privacy, contemporary design, efficiency, and proximity to the coast without sacrificing calm. Here, you can: Build a premium detached villa with pool, gardens, and generous outdoor living. Design a product suited both for high-value resale and long-term capital investment. Create a high-liquidity asset in one of the most stable markets on the Costa del Sol. The asking price of €299,000 is no coincidence. It represents an intelligent entry point that allows for gross margins above 40% under conservative scenarios, an increasingly rare reality for urban land in Mijas. And if you also want a ready-to-go project, we have it available for you. Just ask for it. This plot does not compete to be the cheapest. It competes to be the most rational, the most flexible, and the best positioned. A clear opportunity for: Discerning self-developers Investors seeking security and return Buyers who want to build to measure without unnecessary risk ???? If you know how to read the market, you know assets like this are not easily repeated. Contact us to receive the full financial analysis and assess the exact fit with your investment strategy. 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: €370,760. 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. LBB

Climate Control
- ✔ Central Heating

Features
- ✔ Wood Flooring

Furniture
- ✔ Not Furnished