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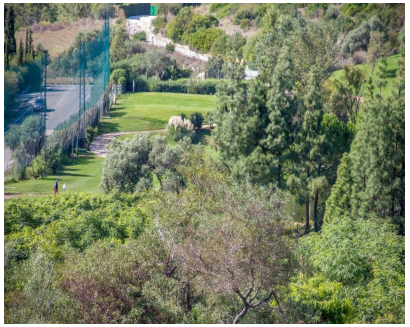
Sales - Plot - Benahavís

549.000€

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Ref.-ID: R5310508

Benahavís

Plot

Community: 288 EUR / year

IBI: 78 EUR / year

1042 m2

Nestled in the prestigious residential community of Puerto del Almendro in Benahavís, this 1,042 m2 residential plot enjoys a south west orientation and nature views, making it the ideal setting to create a bright villa with sun drenched terraces and spectacular sunsets in an atmosphere of complete tranquillity. Set along the Ronda Road A 397, within an established upscale area, the plot combines privacy with outstanding convenience. San Pedro de Alcántara is just 7 minutes away by car, Puerto Banús is 15 minutes away, and the Monte Halcones Shopping Centre, with restaurants, everyday services, a pharmacy and an El Corte Inglés supermarket, is only 5 minutes away. The area has the necessary infrastructure for water, electricity and telephone connections, making it easy to start your project. Planning regulations allow for a single family home over two levels with a maximum height of 6 metres and an estimated buildability of approximately 674 m2, offering excellent scope for a fully bespoke villa. For golf lovers, the plot is surrounded by renowned courses, with Los Arqueros Golf and Country Club, La Quinta Golf and Country Club, Real Club de Golf Guadalmina and El Higueral Golf all within less than 10 minutes by car. A perfect canvas for your project, nature, privacy and open view sunsets. 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: □680,760. 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. ALA

Orientation	Climate Control	Features	Furniture	Security	Utilities
✔ South West Orientation	✔ Central Heating	✔ Wood Flooring	✔ Not Furnished	✔ Alarm System	✔ Drinkable Water