

# Plot in Valle Romano — —

Bedrooms

0

Bathrooms

0

Built

0m2

Plot

1034m2

**R5388721**

**property**

**Valle Romano**

**449.000€**

Plot in Valle Romano, Estepona: 1034 m2 with sea views and building permit In the prestigious Valle Romano area, this 1034 m2 plot offers a 24% buildability, ideal for constructing your dream home. It already has the basic project, the execution project, and the building permit approved, allowing you to start construction immediately. The plot is only 15 minutes by car from Estepona town center and 5 minutes from supermarkets and all necessary amenities, combining the tranquility of the area with the convenience of having services nearby. NGS Estimated expenses payable by the buyer: The purchase is subject to 21% VAT and Stamp Duty (AJD), pursuant to Law 5/2021 on Transferred Taxes, at a rate of 1.2%. 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 (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: €556.760. 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.