



Bâtiment à vendre à La Sella, Dénia

349 930 €

Référence: MS34443 Terrain: 2 521m² Construite: 630m²



ESTIMATED VALUE

Av. de l'Alcoià, 7, 03750 La Sella, Alicante, Spain





Costa Blanca North, La Sella

BUILDING PLOT ONLYEXAMPLES ARE AI GENERATED OF IMAGES OF POSSIBLE VILLA DESIGNS ONLYLA SELLA GOLF RESORT Urban plot with panoramic sea views. Possibility of building 574m of house plus 287m of solarium plus 287m English Patio Total 1148m of house Plot is 2521m A possible house 2 levels more solarium upstairs plus an English patio with glass below (so 3 levels) Sloping plot, access from the upper road, lowering construction costs. Northwest Orientation Proximity to the Buddhist monastery, horse riding, supermarket, restaurant, tennis courts, pharmacy Valuation June 2023 - 378,000 euros." Concept of 3 level villa for design purposes only.Location - [https://www.google.es/maps/place/38%C2%B048'19.9%22N+0%C2%B003'15.0%22E/@38.8054648,0.0524336,674m/data=!3m1!1e3!4m4!3m3!8m2!3d38.805538!4d0.054156?](https://www.google.es/maps/place/38%C2%B048'19.9%22N+0%C2%B003'15.0%22E/@38.8054648,0.0524336,674m/data=!3m1!1e3!4m4!3m3!8m2!3d38.805538!4d0.054156?entry=ttu&gcp=EgoyMDI1MDYxNi4wKXMDSoASAFQAw%3D%3D)

entry=ttu&gcp=EgoyMDI1MDYxNi4wKXMDSoASAFQAw%3D%3DComplete Cost Calculation - Plot of Land in Alicante, SpainPurchase price: €349,930Mortgage: None1. Individual Buyer (Private Purchase - No Mortgage)Taxes & FeesPurchase price: €349,930VAT (IVA) 21%: €73,485.30Notary fees: €800 - €1,200Land Registry fees: €500 - €900Lawyer / conveyancing fees: €2,000 - €3,500Optional administration / gestoría / NIE costs: €300 - €700Total Estimated Purchase Cost (Individual Buyer)Minimum: €427,015.30Maximum: €429,715.30 Estimated total: €427,015 - €429,715VAT is a final, non-recoverable cost for individual buyers.2. Company Buyer (Builder / Developer / Promoter - No Mortgage, VAT Recoverable)Taxes & FeesPurchase price: €349,930VAT (IVA) 21%: €73,485.30 (recoverable via VAT filings)Notary fees: €800 - €1,200Land Registry fees: €500 - €900Lawyer / conveyancing fees: €2,000 - €3,500Optional administration / gestoría / NIE costs: €300 - €700Total Estimated Purchase Cost (Company Buyer)(excluding recoverable VAT)Minimum: €353,530Maximum: €356,230 Estimated total: €353,530 - €356,230NotesVAT is recoverable only if the purchasing company is VAT-registered and the land is acquired for taxable business purposes.Notary, registry, legal, and administrative costs are generally non-recoverable, even for companies.Figures are estimates and may vary slightly depending on professionals used and transaction complexity. Disclaimer: This is for guide purposes only and does not constitute the final offer, which is dependent on an individual buyer's or company's situation, and does not include any discounts or enhancements given.



Spécification:

garden

Near Trees

Location: Coastal, Mountain,
Urbanisation

Near Commercial Center