Land in Setenil de las Bodegas

€800,000

Setenil de las Bodegas, Cádiz

Plot: 20000 m² | Built: 1000 m²









Overview

Spectacular 20,000 m2 plot at the entrance to the tourist-rich village of Setenil de las Bodegas, Cádiz. The plot has an excellent location, just 5 minutes from the village, contains a beautiful grove, borders a stream, and has over 1,000 m2 of built-up ruins. According to the technical report, the construction is certified as legally zoning and determines that it is suitable for change of use and ideal for a hospitality or similar development. Ideal for investors.

Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarization and Land Registry registration fees are governed by official fee schedules

(RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are negotiable): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost to the buyer: €80,000 (+10%). This estimate is indicative and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are borne by the seller. LSC

Taxes & Fees

IBI: €334 per year

Contact

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