

Land in Área de Antequera

€1,290,000

Área de Antequera, Villanueva del Rosario, Málaga

Plot: 256011 m²



Overview

Exceptional 25-hectare irrigated estate in Antequera (Sierra del Nebral) – Features spring water and borders a river and a stream

For sale: a magnificent irrigated agricultural property spanning 25 hectares (40 *fanegas*), situated in a highly desirable area in the *Partido Hoyo de Alemanes* (Parroso estate), at the foothills of the Sierra del Nebral. This property boasts an exceptional abundance of water, complete privacy, and privileged natural boundaries.

Layout and Boundaries:

Main Estate (22.5 hectares / 36 *fanegas*): Borders the *Arroyo de los Pilonos* (stream).

Secondary Estate (2.5 hectares / 4 *fanegas*): Borders the *Río Parroso* (river) directly.

Water and Irrigation (Highly secure):

Source: An abundant water supply originating directly from the spring of the *Río Parroso*.

Unique Hydrological Setting: Flanked by perennial natural water sources (the *Río Parroso* and the *Arroyo de los Pilonés*).

Legal Security: An established Irrigation Community (*Comunidad de Regantes*) ensures a legal, organized, and permanent distribution of water.

Access and Strategic Location:

Private Access: Exclusive entry to the property via a private track, offering total tranquility and independence for agricultural management.

Natural Setting: Located at the foot of the Sierra del Nebral, in the *Partido Hoyo de Alemanes* (Antequera).

Proximity to Services: Just 4 km from Villanueva del Rosario, facilitating daily logistics, the movement of machinery, and access to external services.

Documentation and Legal Status:

Fully documented and up-to-date: Title deeds registered with the Land Registry, an updated Land Registry (*Catastro*) record, and irrigation rights that are fully recognized and integrated into the Irrigation Community. Free of any encumbrances.

The Abbreviated Information Document is available for your review.

Estimated costs to be borne by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), which has a maximum general rate of 7%. The taxable base will be the higher of the price stated in the public deed or the official cadastral reference value (Art. 10, TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Costs for the public deed and registration in the Land Registry are governed by official fee schedules (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for land registry fees. Administrative processing services (if engaged voluntarily; fees are negotiable): estimated at between €300 and €500. The municipal capital gains tax (IIVTNU) is to be paid by the seller (Art. 104, TRLRHL). Total estimated cost for the buyer: €1,329,900. This estimate is provided for guidance purposes only, 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 to be paid by the seller. ARV.

Taxes & Fees

Community: €0 per year

IBI: €373 per year

Contact

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