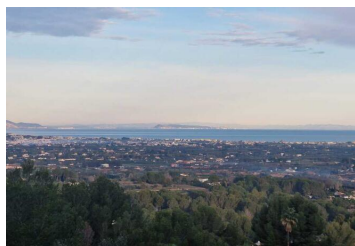


Herregård til salgs i La Sella Golf, Alicante

359.920€



ESTIMATED VALUE

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

Selling price

€484,537

€193/sq.m.

Fair market value

€521,000

€207/sq.m.



Identificación catastral		Referencia catastral				
Terreno 1		55984238C6959N0001ZT				
Conforme a la finalidad y métodos de valoración que se indican en el artículo 19.1 del Real Decreto 106/1990, de 28 de enero, y a las comprobaciones que hemos realizado y con las defensas de tasación indicadas en la cabecera de este certificado, el valor de tasación hipotecario del inmueble al 19/06/2023 es:						
VALOR DE TASACIÓN-HIPOTECARIO del inmueble al 19/06/2023						
HIPÓTESIS DE VALORACIÓN CON VISITA INTERIOR						
El inmueble se ha visitado interiormente.						
CUADRO DESGLOSE DE VALORES TÉCNICOS						
Tipo/ Nº Terr	Id. Reg.	Sup. Terr. (m2s)	Natur. Superf.	Sup. edif. (m2t)	Afect./ Correc.	V
VALORES ACTUALES AL 19/06/23						
Terr. 1	8472	2.295,0	Neta	574,0	—	37

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 onlyLocation - <https://www.google.es/maps/place/38%C2%B048'199%22N+0%C2%B003'150%22E/@388054648,00524336,674m/data-entry=ttu&gcp=EgoyMDI1MDYxNi4wKXMDSoASAFQAw%3D%3D>This is a guide to the complete and full costs of buying a €359,920 plot of land in Alicante, SpainIndividual buyer (no mortgage):Purchase price €359,920 + VAT 21% €75,58320 + Notary fees approximately €800–€1,200 + Land Registry fees approximately €500–€900 + Lawyer / conveyancing fees approximately €2,000–€3,500 + Optional administration / gestoría / NIE costs approximately €300–€700 = total estimated purchase cost approximately €439,103–€441,803Company buyer (builder, developer, or promoter, no mortgage, VAT recoverable):Purchase price €359,920 + VAT 21% €75,58320 (recoverable via VAT filings) + Notary fees approximately €800–€1,200 + Land Registry fees approximately €500–€900 + Lawyer / conveyancing fees approximately €2,000–€3,500 + Optional administration / gestoría / NIE costs approximately €300–€700 = total estimated purchase cost approximately €363,520–€366,220 (excluding recoverable VAT)Notes:For a company, the €75,58320 VAT is not a cost if the land is purchased for business purposes; it is recoverable in the company's VAT returnOther costs (notary, registry, lawyer, optional fees) are generally non-recoverableDisclaimer: 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

 0 soverom
 2.521m² Tomtestørrelse

 0 bad
 Wardrobes cupboard

 630m² Bygg størrelse
 Garden