

## Country House for sale in La Sella Golf, Alicante

300,997€



### ESTIMATED VALUE

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

**Selling price**

€484,537

€193/sq.m.

**Fair market**

€521,000

€207/sq.m.



Identificación catastral		Referencia catastral			
Terreno 1		55984238C6959N0001ZT			
<p>Conforme a la finalidad y métodos de valoración que se indican en el artículo 19.06 del Reglamento de la Ley Hipotecaria de 1974, a las comprobaciones que hemos realizado y con las defensas de tasación indicado en la cabecera que sintetiza este certificado, es el VALOR DE TASACIÓN-HIPOTECARIO del inmueble al 19/06/2023 HIPOTESIS DE VALORACIÓN CON VISITA INTERIOR. El inmueble se ha visitado interiormente.</p>					
CUADRO DESGLOSE DE VALORES TÉCNICOS.					
Tipo	Id. Reg.	Sup. Terr. Natur. (m2s)	Sup. edif. (m2t)	Afect. Correc.	V. m
VALORES ACTUALES AL 19/06/23					
Terr. 1	8472	2.295,0	Neta 574,0		-- 37

BUILDING PLOT ONLY EXAMPLES ARE AI GENERATED OF IMAGES OF POSSIBLE VILLA DESIGNS ONLY LA 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.com/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 €309,970 plot of land in Alicante, Spain Individual buyer (no mortgage): Purchase price €309,970 + VAT 21% €65,09370 + 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 €378,664-€381,364 Company buyer (builder, developer, or promoter, no mortgage, VAT recoverable): Purchase price €309,970 + VAT 21% €65,09370 (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 €313,570-€316,270 (excluding recoverable VAT) Notes: For a company, the €65,09370 VAT is not a cost if the land is purchased for business purposes; it is recoverable in the company's VAT return Other costs (notary, registry, lawyer, optional fees) are generally non-recoverable 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

0 bedrooms  
2,521m<sup>2</sup> Plot size

0 bathrooms  
Pool-Communal

630m<sup>2</sup> Build size  
Garden