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# Land

Sierra Blanca



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| Rooms: 0 | Bathrooms: 0 | M²: 0 | Price: 1,090,000 € |
| Status: Sale | Property Type: Land | Reference: R5330167 | Publish date: 13.06.26 |

Overview:We present an exceptional plot located in the prestigious area of Nagüeles, Marbella, with an approved project and building permit for the construction of an impressive contemporary luxury villa. Plot and Project Features: -Land: The plot spans 1,370 square meters, providing ample space for construction and landscape design. Built Area: The projected villa offers 650 square meters of built area, intelligently distributed across three levels to maximize comfort and functionality. -Bedrooms: The villa will feature 6 spacious and luxurious bedrooms, each designed with attention to detail to offer a comfortable and private environment. -Bathrooms: The project includes 8 elegant bathrooms, equipped with the highest standards of quality and modern design. -Parking: The property includes a spacious parking area with capacity for more than 9 cars, ideal for large families or owners with multiple vehicles. Design and Style: -Contemporary Design: The villa boasts a contemporary and modern architectural design, with clean lines, large windows, and a harmonious integration of indoor and outdoor spaces -High-Quality Finishes: The project plans to use top-quality materials and luxury finishes, ensuring a sophisticated aesthetic and exceptional durability Location: Nagüeles, Marbella: Located in one of Marbella's most exclusive areas, Nagüeles offers a tranquil and secure environment, surrounded by nature and with easy access to all amenities and services. The location is ideal for those seeking a luxurious lifestyle close to Marbella's center and its famous beaches. This plot with a project and building permit is a unique opportunity to build the villa of your dreams in one of the most sought-after areas of the Costa del Sol. Do not hesitate to contact us for more information and to

schedule a visit. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchase: 1.199.000€.This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller. ERE

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Features: