



## RESIDENTIAL PLOT BEDROOMS BATHROOMS IN CASARES

📍 Casares

REF# R5255263 €595,000

BEDS

BATHS

BUILT

PLOT

m<sup>2</sup>

911 m<sup>2</sup>

? URBAN PLOT WITH APPROVED PROJECT ?

????? READY-TO-BUILD INVESTMENT OPPORTUNITY!

Spectacular 911 m2 plot for sale in the exclusive area of Bahía de Casares. This is not just land—it's an immediate opportunity to develop your dream home without bureaucratic delays.

???? Price includes: Land + Building License + Execution Project "VILLA INFINITIUM"

???? PRIME LOCATION:

Situated in a high-end environment, very close to the exclusive Finca Cortesin (Hotel, Golf & Resort). The plot offers unbeatable topography, ensuring 180° panoramic views of the Mediterranean Sea, the Rock of Gibraltar, and the African coastline.

# BROMLEY ESTATES

*Marbella.*

???? ABOUT THE PROJECT "VILLA INFINITIUM" (ALREADY APPROVED):

A modern and avant-garde design that maximizes natural light and landscape integration.

Built area: 521 m2 distributed over 3 floors

Outdoor spaces: 106 m2 of terraces, porches, and an impressive infinity pool with LED lighting

? Luxury Layout:

Main Floor: Open-plan double-height living-dining-kitchen area connected to the garden and Chill-Out zone

Upper Floor: En-suite bedrooms connected by a bridge walkway overlooking the living area, including a

Master Suite with walk-in closet and sea views

Leisure Basement: Garage for 3 cars, Gym, SPA, and Cinema Room

???? SPECIFICATIONS INCLUDED IN THE PROJECT:

Designer elevator with 3 stops

Underfloor heating and zoned air conditioning

Climate-controlled wine cellar

Tropical landscaped gardens

? Save up to 18 months of paperwork. Buy today and start building tomorrow.

???? Price: €595,000

???? Property Summary (Idealista Technical Sheet):

Type: Urban Plot

Total plot size: 911 m2

Buildable area (according to project): 521 m2

Access: Consolidated road and pedestrian access

Location: Urbanization (El Camarote / Bahía de Casares)

Utilities: Water, electricity, sewage, public lighting

Extras: Approved building license and certified project included

???? The Abbreviated Information Document is available.

Costs: Taxes (ITP or VAT + AJD) + notary and registry fees.

???? Estimated buyer costs:

The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances.

Public deed and Land Registry fees are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs: €500 to €2,000 for notary fees and €250 to €1,500 for registry fees.

Agency (optional, with freely agreed fees): estimated between €300 and €500.

# BROMLEY ESTATES

*Marbella*

Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL).

???? Estimated total cost for the buyer: €59,500 (+10%)

This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer.

Agency fees are paid by the seller.FS1

