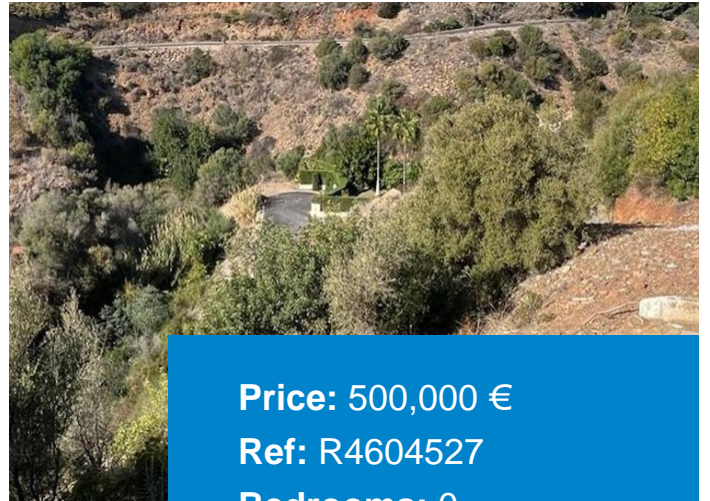


+ 34 951 69 00 74 + 36 620 249 227  
INFO@BAHIAESTATES.COM



**Price:** 500,000 €  
**Ref:** R4604527  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Built size:** 323 m<sup>2</sup>  
**Plot/Garden:** 1166 m<sup>2</sup>  
**Terrace:** 0 m<sup>2</sup>

## RESIDENTIAL PLOT FOR SALE IN EL ROSARIO

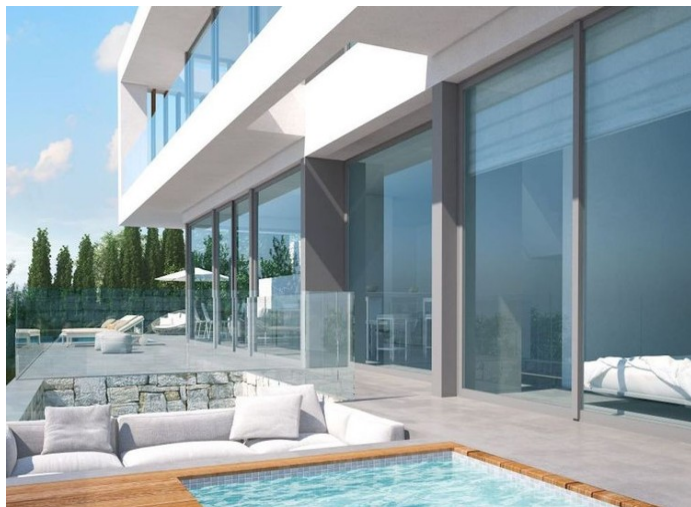
A south-west orientated building plot in East Marbella's gorgeous residential estate known as El Rosario.

The project has been accepted and approved and the Town Hall will publish the license. The plot has been connected to the municipal sewage system the cost covered by current owner...a pre-requisite for development.

This is an opportunity to develop a luxury home with fabulous views over the Marbella countryside and golf course to the Mediterranean Sea.

**This plot has a building coefficient of 0.30 allowing therefore for a luxury home with above-ground build size of up to 323 sqm. Additional space can be made in the basement.**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400.000 euros, 9% from 400.000 to 700.000 euros and 10% from 700,000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requires to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the marke. Information sheet available, Decree 218/2005 Oct. 11th



Precio no incluye gastos ni tributos. Gastos adicionales por parte del comprador: Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% de 400.000 a 700.000€ y 10% a partir de 700.000€), Actos Jurídicos Documentados 1,5% sobre el precio de compra, gastos de registro y notaría. Ficha informativa a su disposición en nuestra oficina según Decreto 218/2005 de 11/Oct.

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400.000 euros, 9% from 400.000 to 700.000 euros and 10% from 700.000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the marke. Information sheet available, Decree 218/2005 Oct. 11th