Sun Team Property

# LAND IN TORREMENDO

Torremendo, Orihuela · Ref. MLSC7136872

TIL SALGS

**85.000 €**









**11 m²** Tomt

## BOLIGDATA

| | |
|---|---|
| Kyst | Costa Blanca South |
| Avstand til havet (i luftlinje) | 13 km |

## BESKRIVELSE

Spacious plot of 10,897 m² located in the peaceful area of Torremendo, close to the Embalse de la Pedrera. The property is accessed via a dirt road directly connected to the CV-95 road, offering both convenience and privacy.This is a non-buildable (rustic) plot, ideal for agricultural use or investment. The land has electricity connection near available, and neighbouring properties nearby, providing a balance between seclusion and a local community setting.Murcia:In accordance with Article 20.

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## BESKRIVELSE

1 of the TRLDCU, the property price will be increased by the following costs:Taxes payable by the buyerVAT (IVA) at the applicable rate of “10%” (Ley 37/1992 of 28 December, on Value Added Tax) and the Stamp Duty Tax 1,5% (AJD)Transfer tax (ITP) calculated on the higher value between the purchase price or cadastral reference value, ranging between “3% and 7,75%” depending on the buyer’s conditions. (Real Decreto Legislativo 1/1993 of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty)Notary and Land RegistryThey are expenses subject to official tariffs, although the estimated cost for the notary may range between €600 and €1,000 for the notary and around 500eur for the registry. (Real Decreto 1426/1989 of 17 November, approving the Notaries’ Fee Tariff, and Real Decreto 1427/1989 of 17 November, approving the Property Registrars’ Fee Tariff, respectively)Real estate agency feesIncluded in the purchase price. In case of bank financingAny additional costs must be agreed with the financial institution.Final price calculationPlease contact us to receive a personalized offer based on the buyer’s individual circumstances.Alicante: In accordance with Article 20.1 of the TRLDCU, the property price will be increased by the following costs:Taxes payable by the buyerVAT (IVA) at the applicable rate of “10%” (Law 37/1992) and the Stamp Duty Tax 1,4% (AJD, 1.4% from 1st of June, 2026)Transfer tax (ITP) calculated on the higher value between the purchase price or cadastral reference value, ranging between “3% and 11%” depending on the buyer’s conditions. (Real Decreto Legislativo 1/1993 of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty)Notary and Land RegistryThey are expenses subject to official tariffs, although the estimated cost for the notary may range between €600 and €1,000 for the notary and around 500eur for the registry. (Real Decreto 1426/1989 of 17 November, approving the Notaries’ Fee Tariff, and Real Decreto 1427/1989 of 17 November, approving the Property Registrars’ Fee Tariff, respectively)Real estate agency feesIncluded in the purchase price. In case of bank financingAny additional costs must be agreed with the financial institution.Final price calculationPlease contact us to receive a personalized offer based on the buyer’s individual circumstances.