



Land for sale in La Sella, Dénia

399,995 €

Reference: R4581490 Plot Size: 2,521m² Build Size: 630m²

Identificación catastral
Referencia catastral

Terreno 1

5598423BC6959N0001ZT

Conforme a la finalidad y métodos de valoración que se indican, a la documentación e información que se nos ha aportado, a las comprobaciones que hemos realizado y con las definiciones y alcance que figuran anexos en el informe de tasación indicado en la cabecera que sintetiza este certificado, es nuestra opinión que el:

VALOR DE TASACIÓN-HIPOTECARIO del inmueble al 19/06/23 es:
378.216 euros
HIPÓTESIS DE VALORACIÓN CON VISITA INTERIOR

El inmueble se ha visitado interiormente.

CUADRO DESGLOSE DE VALORES TÉCNICOS.

Tipo Nº Terr	Id. Reg.	Sup. Terr. (m ² s)	Natur. Superf. (m ² t)	Sup.edif. (m ² t)	Afecc./ Correc.	VCOM (€)	VCOM-ajt (€)	VRE (€)	VRD (€)	VACT (€)	VOM (€)
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VALORES ACTUALES AL 19/06/23

Terr. 1	8472	2295,0	Neta	574,0		378.216	378.216	--	--	--	--
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Costa Blanca North, La Sella

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.es/maps/place/38%C2%B0048'19.9%22N+0%C2%B003'15.0%22E/@38.8054648,0.0524336,674m/data=!3m1!1e3!4m4!3m3!8m2!3d38.805538!4d0.054156?entry=ttu&g> ep=EgoyMDI1MDYxNi4wIKXMDSoASAFQAw%3D%3D

Features:

Orientation

North West

Views

Sea

Setting

Close To Shops

Mountain

Panoramic

Golf

Pool**Security**

Room for Pool

24 Hour Security

Category

Investment

Golf

Luxury

Contemporary

Condition

Excellent

Utilities

Electricity