



House for sale in Dénia, Dénia

339.940 €

Referentie: RS27434 Plotgrootte: 2.521m² Perceelgrootte: 630m²



ESTIMATED VALUE

Av. de l'Alcoià, 7, 03750 La Sella, Alicante, Spain

Selling price

€484,537

€193/sq.m.

Fair market price

€521,008

€207/sq.m.

Out of market price

€557,479

€222/sq.m.





Costa Blanca North, Dénia

BUILDING PLOT ONLYEXAMPLES ARE AI GENERATED OF IMAGES OF POSSIBLE VILLA DESIGNS ONLYLA 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%B048'19.9%22N+0%C2%B003'15.0%22E/@38.8054648,0.0524336,674m/data=!3m1!1e3!4m4!3m3!8m2!3d38.805538!4d0.054156?](https://www.google.es/maps/place/38%C2%B048'19.9%22N+0%C2%B003'15.0%22E/@38.8054648,0.0524336,674m/data=!3m1!1e3!4m4!3m3!8m2!3d38.805538!4d0.054156?entry=ttu&gcp=EgoyMDI1MDYxNi4wIKXMDSOASAFQAw%3D%3D)

This is a guide to the complete and full costs of buying a €339,940 plot of land in Alicante, Spain. Individual buyer (no mortgage): Purchase price €339,940 + VAT 21% €71,387.40 + Notary fees approximately €800–€1,200 + Land Registry fees approximately €500–€900 + Lawyer / conveyancing fees approximately €2,000–€3,500 + Optional administration / gestoría / NIE costs approximately €300–€700 = total estimated purchase cost approximately €414,927–€417,627. Company buyer (builder, developer, or promoter, no mortgage, VAT recoverable): Purchase price €339,940 + VAT 21% €71,387.40 (recoverable via VAT filings) + Notary fees approximately €800–€1,200 + Land Registry fees approximately €500–€900 + Lawyer / conveyancing fees approximately €2,000–€3,500 + Optional administration / gestoría / NIE costs approximately €300–€700 = total estimated purchase cost approximately €343,540–€346,240 (excluding recoverable VAT). Notes: For a company, the €71,387.40 VAT is not a cost if the land is purchased for business purposes; it is recoverable in the company's VAT return. Other costs (notary, registry, lawyer, optional fees) are generally non-recoverable. Disclaimer: This is for guide purposes only and does not constitute the final offer, which is dependent on an individual buyer's or company's situation, and does not include any discounts or enhancements given.