

Carboneras

Land / Terreno

€97,750

Ref: B1523



228 m²



5 min.



✓



Consumption
Not required

Emissions
Not required

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Property Purchase Expenses

Property price	€97,750 (£84,270)
Transfer tax 7%	€6,843 (£5,899)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Fees and Taxes

IBI property tax €163.29 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€6,775 (£5,841)
Final Payment of 90% on completion	€87,975 (£75,843)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

We bring to the market this plot of 228m² land in the small municipality of Carboneras, which is located in the southeast of the Iberian Peninsula on the Mediterranean coast of Costa de Almería. It is part of the Autonomous Community of Andalusia and is located about 50 km from the provincial capital of the region, Almería.

This is an ideal opportunity to develop your own bespoke property on a plot of urban land within easy access to the beach front. The owners have advised that planning permission has been given, however, this will need to be reapplied for and permission obtained from the Town hall.

South of Carboneras begins the large nature reserve Cabo de Gata, which is known for its desert-like vegetation and the holiday resort San José, which lies in the middle of the nature park. The area around Carboneras is also characterised by drought, prairie landscapes and the Sierra Cabrera mountain at the foot of which the small village lies.

The former fishing village is hardly recognizable today. As in other parts of Spain, a flourishing tourism developed in Carboneras. The main reason are the beautiful beaches of the region, some of which even made it into Hollywood movies, such as Pirates of the Caribbean.

In the small coastal town you can find a small harbour, a well developed palm-lined promenade and beautiful sandy beaches. There is also a selection of restaurants and bars serving a wide range of culinary delights. Most of the accommodation in Carboneras is in the form of holiday homes and apartments. Both the 33,000 hectare Cabo de Gata Nature Park and the small island of San Andrés are beautiful, unique highlights near Carboneras. The Cabo de Gata Nature Reserve offers you unique desert landscapes, ancient sites and crystal-clear water on unspoilt beaches. The small island of San Andrés is located in front of the beaches of Carbonera and creates a wonderful panorama during your beach day.

Furthermore, the stone reef below the island is a popular diving area, which is regularly visited by a diving school in Carboneras.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible