

CASARES

1,448,000 €

REFERENCE R5524597

Discover Your Andalusian Dream: Expansive Rustic Plots with Panoramic Sea & Mountain Vistas in Casares, Costa del Sol

96,538 m²

PLOT











Description

Discover Your Andalusian Dream: Expansive Rustic Plots with Panoramic Sea & Mountain Vistas in Casares, Costa del Sol

An unparalleled opportunity awaits the discerning buyer to acquire two significant rustic plots, boasting a combined registered area of approximately 96,538 m² (9.65 hectares). Nestled within the serene embrace of Casares, a jewel in Southern Spain's illustrious Costa del Sol, these properties offer a unique blend of privacy, natural beauty, and breathtaking panoramic views.

This exclusive offering from Luxury Realty presents a canvas for your vision, positioned in a peaceful natural environment. It is conveniently located near the renowned Doña Julia Golf course and just a short distance from the azure waters of the Mediterranean coast, embodying the quintessential Andalusian lifestyle.

The Essence of Space and Serenity

Comprising two distinct plots, this estate offers immense potential:

- **Plot 1:** A substantial expanse of approximately 87,788 m² (8.78 hectares).
- **Plot 2:** A charming complement of approximately 8,750 m² (0.88 hectares).
- **Combined Registered Area:** A magnificent total of approximately 96,538 m² (9.65 hectares).

Immerse yourself in the captivating appeal of these extensive rustic lands in the revered Baeza area of Casares, Málaga. Here, the expansive countryside unfolds into dramatic mountain scenery, culminating in sweeping Mediterranean vistas. This creates an idyllic setting for those who covet ample space, absolute privacy, and an authentic, profound connection with nature.

A Privileged Natural Setting in Southern Spain

Relish in the spectacular panoramic views that define this unique property. Gaze upon the majestic surrounding mountains, and from the elevated vantage point of the larger plot, be captivated by the shimmering expanse of the Mediterranean Sea. Situated within the tranquil Baeza area, these plots provide an authentic rural escape, yet remain perfectly poised to access the sophisticated coastal amenities that the western Costa del Sol is celebrated for.

The property’s strategic location near Doña Julia Golf, an established and esteemed golfing destination embraced by unspoiled natural scenery, adds to its allure. The broader region masterfully harmonizes the profound tranquility of the countryside with effortless access to world-class golf courses, pristine beaches, gourmet restaurants, and the full spectrum of services offered by charming nearby coastal towns. Casares itself, a quintessential white village, offers a rich history and authentic Spanish charm, making it a highly desirable location in Southern Spain.

Existing Foundations for Your Vision

The larger plot, encompassing approximately 87,788 m², features existing elements that provide a compelling starting point for future development:

- Three quaint existing structures, including a charming house of approximately 40 m² thoughtfully arranged over two levels.
- A delightful small swimming pool, perfect for cooling dips amidst nature.

- A variety of mature fruit trees dotting the landscape, offering a taste of local abundance.
- A nearby test well, hinting at potential water resources.
- An electricity pole in close proximity, indicating the possibility of a convenient connection, subject to technical confirmation.
- Access is via a picturesque rural route, partly asphalted and partly an unpaved track, ensuring privacy and an authentic country feel.

These existing features are not merely structures but rather the initial strokes on what could become your masterpiece, providing a foundation for buyers eager to explore the land's boundless possibilities.

A Canvas for Rural and Luxury Projects

These extensive plots hold immense appeal for those with aspirations of agricultural, horticultural, livestock, or forestry ventures, as well as other bespoke rural projects permissible under current planning regulations. Envision a private equestrian estate, an exclusive eco-resort, a vineyard producing fine Andalusian wines, or a grand luxury country residence.

Any residential use, new construction, extension, or change of use would naturally be subject to the relevant planning classification, applicable regulations, and required authorisations, ensuring responsible and sustainable development.

Your Gateway to the Costa del Sol Lifestyle

Whether you seek expansive rural land for a visionary project, contemplate a countryside retreat, or are seeking a substantial long-term investment opportunity to investigate, these plots offer generous land areas, a pristine natural environment, and an enviable location close to one of the Costa del Sol's most established golf destinations and the vibrant life of Southern Spain.

Further information, detailed plans, and private viewings are available exclusively upon request.

Contact Luxury Realty today to discuss this exceptional property and arrange your personal visit. This is more than land; it's the foundation of your future in Andalucía.

The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Notary fees and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost is between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative (gestoría) fees (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: € 1,592,000. This estimate is indicative and provided ■in ■accordance ■with ■Article 20.1.c) ■TRLGDCU. ■The ■final ■amount ■will depend ■on ■the specific ■circumstances ■of the ■transaction ■and ■the ■buyer. Agency fees ■are ■payable ■by ■the ■seller.

Details

Reference	R5524597	Property Type	Land
Status	Sale	Price	1,448,000 €

Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	96,538 m²
Terrace	–	Parking places	by request