

SPANISHSTATE

<https://www.spanishstate.com/house/velez-blanco-04830/6382272/>

house for sale Vélez Blanco, Comarca De Los Vélez



Discover the blank canvas you have always dreamed of. We present a property in a quiet location with a solid structure approximately 270 square meters built, ready to be transformed into your ideal home or a highyield investment.~~ Potential is the Key~This threestory building, built entirely of brick and in a shell condition, offers total freedom to design the interior layout to your liking, without any preexisting limitations. It is the perfect opportunity to create a modern, efficient, and fully customized space.~~ Access Floor: ~The streetlevel floor is openplan, offering unparalleled versatility. Ideal for housing several vehicles, converting it into a large warehouse, or creating a spectacular entrance loft, workshop, or professional studio with direct and convenient access.~~ First Floor: Light and Custom Design~Open Layout: The openconcept space allows for the design of an openconcept livingdining room, bedrooms with walkin closets, or a large kitchen.~Interior Patio: An interior patio adds exceptional value, ensuring cross ventilation and natural lighting in the heart of the floor, perfect for a vertical garden or reading corner.~~ Top Floor: The Oasis with Views~Multipurpose Room: An already differentiated space, ideal for a private gym, office, art studio, or guest suite.~~Panoramic Terrace: The crown jewel is its large terrace offering unparalleled views stretching from the deep blue sea to the imposing mountain silhouette. The perfect place to set up a chillout area and enjoy sunrises and sunsets.~~ Highlights for the Discerning Investor/Buyer:~Solid Structure: Brick building with great potential.~~Total Customization: Save on demolition costs. The buyer designs the layout, materials, and finishes from scratch.~~~This property is not just a house, it is a life project. Ideal for architects, builders, or families with a clear vision of their future home.~~Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarization and Land Registry registration fees are governed by official fee schedules (RD 1426 /1989) and (RD 1427/1989), respectively. Estimated range: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost to the buyer: €192.500. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are the responsibility of the seller. SDM.~~

property details

Spanishstate id: **6382272**
reference:: **7114SDM**
close to/ located: **Vélez Blanco**
region: **Comarca De Los Vélez**
property type: **house**
rooms: **1**
property surface: **95 m2**
surface plot: **101 m2**
price: **€ 175.000**

contact

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