

## plot for sale Arbúcies, Selva



Discover your next home in a dream setting! This magnificent 763 m2 plot is located just 5 minutes from the center of Arbúcies, in a quiet area with breathtaking views of Montseny. Enjoy sunshine all day long and a welcoming, safe neighborhood. The plot is buildable, ideal for constructing a detached single-family home with a buildable area of up to 400 m2. It also features sidewalks, street lighting, and access to a main road, guaranteeing all the conveniences.~~Located just 30 minutes from the Costa Brava, 40 minutes from Girona, and one hour from Barcelona, this plot offers the perfect combination of tranquility and accessibility. The sloping terrain allows you to take full advantage of the panoramic views, creating a unique and personalized space. With water and urban services already available, this is an opportunity you can't afford to miss. Build your dream home in a prime location!~Don't miss the chance to live in a spectacular natural setting, with all the advantages of being in the heart of town. This plot of land is perfect for those seeking a peaceful lifestyle without sacrificing comfort and accessibility. Contact us and make your dream home in Arbúcies a reality!~~~In compliance with the information obligations established in Law 10/2025 of December 28, on customer service and transparency, as well as current sector regulations, it is hereby stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below: Property Transfer Tax (ITP): The tax rate in force in the Autonomous Community of Catalonia will be applied (Property Value up to €600,000 = 10% (CALCULATION 7.800€), from €600,001 to €900,000 = 11%, from €900,000 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable according to the buyer's personal circumstances or the characteristics of the property or the reduced rates of the A 3% or 4% tax rate applies, as legally established, to the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements established by current regulations are met. The tax is levied on the higher of the Cadastral Reference Value or the sale price.~Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notarial Tariff.~~Land Registry Fees: Registration in the Land Registry will be billed according to the official tariff established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Land Registry Fees.~~Administrative Fees (Administrative Services): The fees for administrative processing, tax settlement, and registration amount to 600 € (VAT included).~Seller's Agency Fees: included in the retail price.~~For comprehensive information on the operation, tax rates, and tax breaks of the Property Transfer Tax (ITP) in Catalonia, please consult the official website of the Catalan Tax Agency at the following link: (please use the form to respond )

## property details

Spanishestate **6368931**  
id:  
reference:: **7265SRP**  
close to/ located: **Arbúcies**  
region: **Selva**  
property type: **plot**  
rooms: **not available**  
property surface: **- m2**  
surface plot: **763 m2**  
price: **€ 78.000**

## contact

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