

## plot for sale Breda, Selva



**\*\*Land for Sale in the Heart of Breda - A Unique Opportunity\*\***~~Discover this spectacular 1408 m2 plot of land, completely flat and ready to build on. Located in one of Breda's most desirable areas, this plot offers an unbeatable location, close to sports facilities, swimming pools, schools, a park, and a supermarket. Accessibility is excellent, with a paved road in front and all utilities available: water, electricity, sewage, and natural gas.~~This plot is ideal for developing up to four semi-detached houses or taking advantage of the option to build an eight-story building, with each unit approximately 80 m2. Imagine enjoying ground-floor apartments with spacious patios and duplexes on the upper floors, all with terraces that invite you to soak up the sun and natural light throughout the day. Furthermore, there is ample space to create a covered parking area at the rear, adding extra value to this magnificent property.~~The location is unbeatable: just 10 minutes from the motorway entrance and 5 minutes from the train station, providing easy access to other cities. And if you fancy a day at the beach, the Costa Brava, Girona, and Barcelona are only 40 minutes away. It's also close to Montseny, where you can enjoy hiking or cycling routes. Don't miss this unique opportunity to invest in land that combines luxury, comfort, and an excellent quality of life. Contact us for more information and come visit this incredible plot! A planning certificate is available upon request.~~~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 \_\_\_), 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 [Insert Approximate Amount] € (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

Spanishstate **6368936**  
id:  
reference:: **7426SRP**  
close to/ located: **Breda**  
region: **Selva**  
property type: **plot**  
rooms: **not available**  
property surface: **- m2**  
surface plot: **1408 m2**  
price: **€ 240.000**

## contact

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