

## plot for sale Lloret De Mar, Selva



An exceptional opportunity to develop a luxury residence in one of the most highly regarded residential areas of the Costa Brava. Plot located in the exclusive Font de Sant Llorenç residential development, on Oslo Street in the town of Lloret de Mar, offering great potential for the construction of a high-end single-family home. The plot has a total surface area of 870 m2, providing a spacious piece of land with excellent sea views and a privileged location. It borders Oslo Street at the front; plot number 95 on the right when entering; the Lloret de Mar–Tossa de Mar road at the rear; and plot number 322 on the left. The property includes an approved and officially certified single-family housing project, allowing construction to begin with full legal certainty and saving administrative time. The orientation, generous plot size, and elevated position within the development ensure abundant natural light, privacy, and open views of the Mediterranean Sea. In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:

- Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (15.200€), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.
- 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 Notary tariff.
- Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars.
- Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 600€ (VAT included).
- Seller's Agency Fees: Included in the retail price (PVP).
- Buyer's Agency Fees: Please note that professional fees may be charged to the buyer in cases where real estate personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.

For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: (please use the form to respond )

## property details

Spanishestate **6342902**  
id:  
reference:: **7379\_Oslo\_**  
close to/ located: **Lloret De Mar**  
region: **Selva**  
property type: **plot**  
rooms: **not available**  
property surface: **- m2**  
surface plot: **870 m2**  
price: **€ 152.000**

## contact

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