

plot for sale Porqueres, Pla De L'estany



UNIQUE PLOT IN PUIG SURÍS (Banyoles) — 1,500 m2 OF FLAT LAND, SPECTACULAR VIEWS, PRIVACY & SOUTH FACING ORIENTATION~~An exclusive opportunity to acquire one of the finest plots in the Puig Surís residential area, located just a 5minute drive from the center of Banyoles and its iconic lake.~~With a total surface area of 1,795 m2, this plot stands out thanks to its approximately 1,500 m2 of completely flat land — a rare feature in the area that significantly facilitates the design and construction of a highend home.~~Its southfacing orientation guarantees natural light throughout the day, while the pleasant open views create a wonderful sense of space and connection with the surrounding natural environment.~~Located on plot A120, the very first plot in the development when entering from Rocacorba, it offers quick and convenient access as well as exceptional privacy:~~ Only one neighboring plot~ Direct access to the forest~ Peaceful and natural surroundings~~Planning regulations allow for the construction of a property of up to 700 m2, making it ideal for an exclusive residential project.~~In addition, the plot ALREADY INCLUDES:~~• Topographical survey completed ~• Geotechnical study completed~~The urbanization works in Puig Surís are about to begin, which means construction is expected to be possible from approximately mid2026.~~ Plot price: €199,000 ~ Urbanization costs: €51,000 (payable to the Provincial Council, with the possibility of mortgage financing).~~_____~~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% (PRICE FOR THIS PROPERTY €218,900), 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 [Insertar importe aproximado] € (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

Spanishstate id: **6387283**
reference:: **7444WCD**
close to/ located: **Porqueres**
region: **Pla De L'estany**
property type: **plot**
rooms: **not available**
property surface: **- m2**
surface plot: **1795 m2**
price: **€ 199.000**

contact

real estate agent: **Kw Girona One**
name: **not available**
spreekt: **not available**
telefoon: **+34644472277**