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Finca - Rural Estate for sale in Mijas Costa, Mijas

599,000 €

Reference: R5297887 **Bedrooms:** 1 **Bathrooms:** 1 **Plot Size:** 14,570m^2 **Build Size:** 47m^2

Costa del Sol, Mijas Costa

Country Estate in Mijas Costa: 14,000 m2 with newly planted olive trees, Sustainable Housing and Great Potential for Events

Discover this hidden gem in the heart of the Costa del Sol. A unique property that combines the tranquillity of the countryside, energy self-sufficiency and an infrastructure ready for commercial exploitation or private enjoyment. Located in a privileged setting near Calanova Golf, this estate offers complete privacy just minutes from the sea.

The Land: The estate covers an area of 14,000 m2, offering a vast open space and clear views. Much of the land has newly planted olive trees, offering you the opportunity to watch your own crop grow from the very beginning.

The Property: Functionality and Charm. The property features a consolidated 50 m2 building.
- A Versatile Space for Experiential Tourism: More than just a house, this building is the functional heart of a tourism project. With a professional kitchen already installed, you have the infrastructure ready to launch a nature experience business from day one. Imagine the possibilities: yoga and wellness retreats, corporate events and team building, catering or private celebrations, etc. All in an exclusive rural setting on the Costa del Sol.
- Style: A cosy and practical retreat, ideal as a weekend home or base of operations for the events business.

- Sustainability and Efficiency: The property is committed to the environment and saving energy. It has solar panels installed and in operation, ensuring a sustainable electricity supply and drastically reducing maintenance costs.
Location: Situated in the vicinity of the Calanova Residential Area, an area undergoing constant revaluation between La Cala de Mijas and Calahonda.
- Accessibility: Just a 10-minute drive from La Cala de Mijas and the beaches in the area.
- Setting: Surrounded by nature and golf courses, but close to all necessary amenities.

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the standard maximum rate of which is 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. The costs of the public deed and registration in the Land Registry are governed by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. An indicative estimate of between €500 and €2,000 for notary fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: 599.000€. (+10%) This estimate is indicative 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 payable by the seller.

Features:

Features
Private Terrace
Wood Flooring
Barbeque

Orientation
South East

Climate Control
Fireplace

Views
Sea Views

Furniture
Part Furnished

Kitchen
Fully Fitted

Utilities
Drinkable Water