

PRE-PURCHASE LAND REPORT · SPAIN

Torrox (Málaga) Parcel 5157201VF1655N

A rustic plot of 13,756 m² according to the Catastro (Spain's cadastre; it does not prove ownership). What the official sources say, in 10 chapters, and what to settle before paying a deposit.

13,756 m²	3	23	100
CATASTRO AREA	WARNINGS	MAPS	PAGES

SUMMARY · 1 OF 2

Your plot in two pages

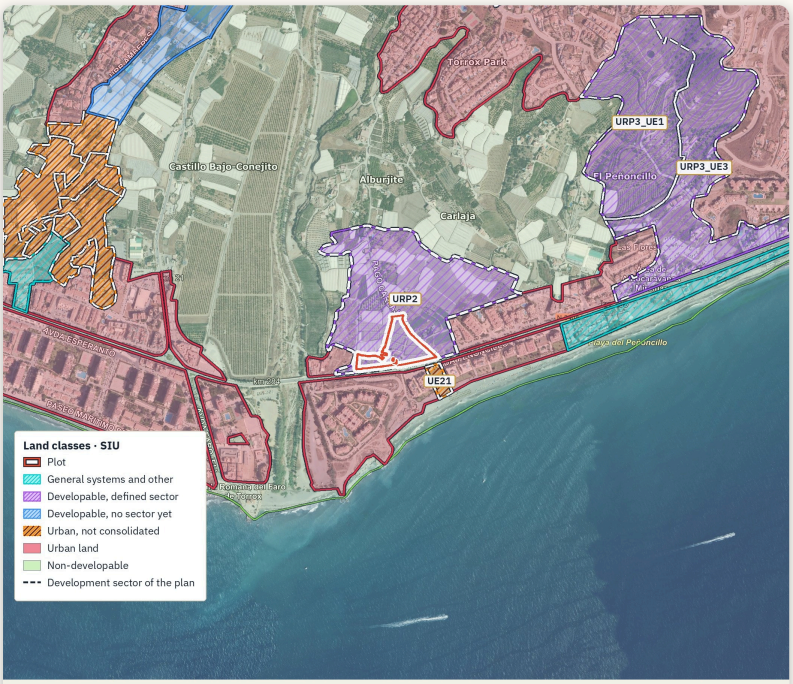
3 WARNINGS

SUMMARY OF ALL 100 PAGES

Our reading in one paragraph

The Catastro records a 42 m² home on rustic land (page 16). The SIU places the plot on developable land: development entails land transfers and urbanisation costs (page 22). The 80 m² home within the outline belongs to another Catastro plot (page 16).

The key map: Planning: land class



MIVAU (SIU) · 2026-10-17
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Developable, defined sector

The plot in numbers

13,756 m²
Catastro area

110 m
Nearest flood zone

165 m
Natura 2000

15%
Ground steeper than 30%

Conditions of the purchase

1. **Title, charges and lawful access.** Obtain a recent nota simple and the access title. Land Registry and lawyer: confirm the seller, charges and right of way. If evidence is missing, make any deposit conditional in writing.
2. **Use, permits and utility connections.** Obtain the planning certificate and permits from the town hall, and utility providers' written confirmation of water, drainage, power and connection costs. Make the purchase conditional on your project being feasible.
3. **Coastal restrictions and marine flooding.** Ask Costas and the town hall for the boundary decision, transitional regime and marine flood information. This report does not settle these matters; resolve them before paying a deposit.

IN YOUR FAVOUR

- No mapped river flood zone overlaps the plot; the nearest (T = 500 years) is 110 m from the plot (page 42).

WEIGHS AGAINST

- The Catastro records a 42 m² home on rustic land (page 16).
- The SIU places the plot on developable land: development entails land transfers and urbanisation costs (page 22).

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

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SUMMARY · 2 OF 2

Chapter by chapter

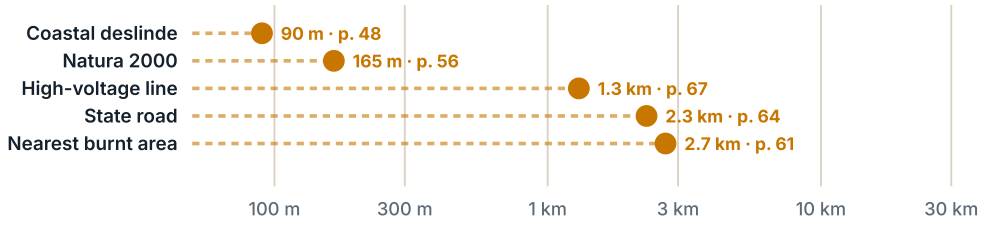
10 chapters, 23 maps

SUMMARY OF ALL 100 PAGES

	CHAPTER	READING	IN ONE LINE	PAGES
01	The plot	COULD STOP A SALE	Catastro buildings within 250 m: 40 · Catastro area: 13,756 m²	7–20
02	What can be built	COULD STOP A SALE	Land class in the SIU: Developable · Population 2014–2023: +34.9% · SIGPAC use: ZU	21–28
03	The ground	CHECK FIRST	Still to verify: ground strength.	29–40
04	Water and flooding	CHECK FIRST	Still to verify: flooding from the sea.	41–46
05	Coast, forests and drove roads	CHECK FIRST	Still to verify: coastal regime.	47–54
06	Protected nature	CHECK FIRST	Still to verify: nature plans and buffer zones.	55–59
07	Risks nearby	CHECK FIRST	Still to verify: incomplete fire history.	60–62
08	Access and networks	CHECK FIRST	Still to verify: lawful access; water, drainage and power; internet connection.	63–70
09	Around the plot	CHECK FIRST	Still to verify: noise not assessed; defence zones.	71–78
10	The purchase	CONTEXT	Taxes, costs and steps of a purchase in this region.	79–84

What lies how far from the plot

On the plot itself: Planning: land class · p. 22 | What is built on the plot · p. 16



Distances from the plot boundary, in a straight line, on a log scale: each step is three times further. Colours as in the table: green in your favour, amber to check, teal context.

Your checks, in purchase order

1. **Land Registry and your lawyer:** Recent nota simple and title deed. Do not pay a deposit until the seller, property and charges are confirmed. p. 86–87
2. **Land Registry, town hall and your lawyer:** Access title or registered right of way, and confirmation of any public road. A mapped track does not prove a right of access. p. 86–87
3. **Demarcación de Costas and town hall:** Boundary decision, easements and written confirmation of the transitional regime. Do not assume the historical regime permits your proposed use. p. 86–87

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What is in this report

100 pages, 23 maps

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13 Side and vertex register
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15 Shape and measurements: the data
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17 What is built on the plot: the data
18 What is built on the plot: the data (continued)
19 The plot in old aerial photos
20 Old aerial photos: the data

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24 Planning: land class: the data (continued)
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26 The municipality: the data
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35 Seismicity: the data
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38 Earthquakes and tsunamis: the data
39 Radon
40 Radon: the data

4. Water and flooding 41–46



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45 Groundwater and nitrates: the data
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5. Coast, forests and drove roads 47–54



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48 Coast and the coastal public domain
49 Coast and public domain: the data
50 Coast and public domain: the data (continued)
51 Public forests and forest land
52 Public forests: the data
53 Drove roads (vías pecuarias)
54 Drove roads (vías pecuarias): the data

Use this report before committing

Start with the purchase conditions in the opening summary. Then consult the maps and evidence sheets for your intended use. The closing section brings together outstanding checks, documents and worksheets for the town hall, notary and site visit; record written replies there.

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What is in this report, continued

100 pages, 23 maps

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93 Questions for the seller
94 Check register
95 Before you pay a deposit
96 Before you pay a deposit (continued)
97 Before the sale deed
98 Before starting works
99 Sources and dates
100 Sources, part 2

Each chapter opens with an assessment (purple tag) and goes on with the data pages it rests on. Thumbnails: the chapter's maps, or its pages where it has fewer than three maps. Coloured dot: the chapter's reading on the summary.

From the purchase decision to written evidence

The summary and chapter assessments guide the purchase decision. The closing worksheets help you request and record documents from the notary, town hall and seller, then set conditions for the deposit, deed and any works. Keep the replies with your contract.

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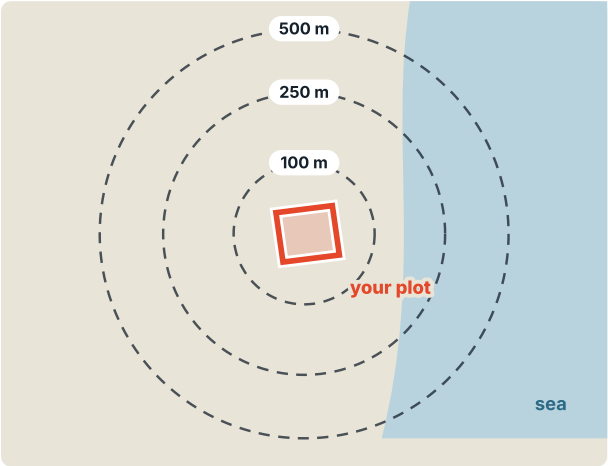
BEFORE YOU START

How to read this report

Data pages and assessments

Two kinds of page make up this report. Data pages show what public sources say about the plot, with the source at the foot. Assessment pages, marked with a purple tag, read those data for a buyer.

How every map draws the plot



The plot is the cadastral boundary, outlined in red and white. Dashed rings are drawn around the centre of the plot; a share or count within a ring uses that circle. Distances in the text run from the boundary, unless the page says from the middle.

READING A MAP PAGE

- **Map A** shows the theme around the plot; **map B**, when there is one, zooms in on a zone within about 1 km.
- Three figures under the map give the measured result. They are checked against the data at every build.
- **What it means for your plot** says what the result changes for a buyer; **Before you buy** says what to ask and whom.
- The source line names the publisher, the licence and the date we read it.
- Rings change with the theme: tens of metres around the plot, tens of kilometres for earthquakes. The legend says which.

The four readings

IN YOUR FAVOUR	Nothing in the data argues against the purchase on this point.
CONTEXT	Design or budget input; see the deposit, deed or works checklist.
CHECK FIRST	Settle it before you pay a deposit: a document, a question or a visit.
COULD STOP A SALE	Could stop or slow the purchase, or limit what you can do, until it is settled.

WHERE THE ASSESSMENTS COME FROM

- The summary and chapter assessments refer to the data pages cited in this report.
- A check in our build stops the report if a figure in those texts is missing from the data pages.
- Each finding names the page that carries its data, so you can check it yourself.

WHAT THIS REPORT IS NOT

- Not a survey: nobody visited the plot. Page 85 lists what to look at.
- Not a valuation: it prints no price and no value of this property.
- Not legal or tax advice: the notary, the town hall and a surveyor confirm what applies.

DATES

Sources were read between 26 Sep and 20 Oct 2026. The source pages distinguish reading dates from known data periods; an unlisted period remains unknown.

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CHAPTER 1 · ASSESSMENT

The plot

Could stop a sale

ASSESSMENT OF PAGES 8–20

1 in your favour | 3 check first | 1 could stop a sale

Warning: the 80 m² home the outline surrounds is another Catastro plot, 001603900VF16F, not part of this one. Still to verify: ownership and charges.

40	13,756 m²	138 m²	1956–1957
Catastro buildings within 250 m	Catastro area	Built area in the Catastro	Oldest photo

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Location and surroundings.** The SIU places the plot on developable land: development entails land transfers and urbanisation costs.	p. 8
CHECK FIRST	**Shape and measurements.** 13,756 m² according to the Catastro, 10 simplified sides; the longest, C–D, measures 227.5 m.	p. 14
COULD STOP A SALE	**What is built on the plot.** The 80 m² home within the outline belongs to another Catastro plot.	p. 16
IN YOUR FAVOUR	**Old aerial photos.** The IGN holds aerial photos of this plot going back to 1956–1957: American flight, series B (1956–1957), national flight (09/1982), SIGPAC flight (2002) and current PNOA orthophoto (08/2022).	p. 19
CHECK FIRST	Still to verify: ownership and charges.	p. 86–87

TO SETTLE BEFORE A DEPOSIT

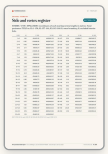
- A land surveyor (ingeniero técnico en topografía). A survey of the boundaries and, if they differ from the Catastro, the property's coordinate file (GML) with the alternative graphic validation report (informe de validación gráfica alternativa), in which the Catastro confirms the file is technically valid. With them, the notary and the Land Registry can then coordinate the map and the entry; they do not settle a boundary dispute with a neighbour. (page 14)
- The neighbours. Whether walls, fences or marker stones follow the sides on page 15.

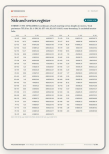
The 13 data pages of this chapter

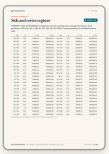

p. 8


p. 9


p. 10


p. 11


p. 12


p. 13


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p. 16


p. 17–18


p. 18


p. 19


p. 20

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

Location and surroundings

What the Catastro records about plot 5157201VF1655N, and what the aerial image shows on it and around it.

A / LOCATION



Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0

40
Catastro buildings within 250 m

<1 m
Nearest building outside the plot

138 m²
Built area, per the Catastro

WHAT IT MEANS FOR YOUR PLOT

The Catastro records 1 building on the plot, with 138 m² of gross built area: home (vivienda) 42 m², porch 73 m² and sports use 23 m², per the property record.

The IGN topographic map (BTN25) draws no building inside the boundary, so there is no outline to compare with the Catastro. That map misses many sheds, barns and extensions.

SOURCES AND LIMITS Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0. Read on 16/10/2026. Image retrieved: 2026-10-17.

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THE PLOT

Location and surroundings: the data

Check first

Buildings on the plot

Catastro building	**Agricultural, built 2019, 138 m² gross built area.**
What the property declares	**Home (vivienda) 42 m², porch 73 m² and sports use 23 m². The building layer gives one category per building; this breakdown is the property record's.**
IGN topographic map (BTN25)	**No outline inside the boundary.** **It draws no building inside the boundary. Much of that map is copied from the Catastro: if you see a building, ask whether it is declared and whether it had a licence.**

The plot in the Catastro

Cadastral reference of the plot (14 characters)	**5157201VF1655N.**
Catastro address	**Urbanización Carlaja-Peñoncillo 29793 Torrox (Málaga).**
Declared crops	**Pasture, 13,618 m²; the remaining 138 m² have no crop in the Catastro, as many as the built area.**
Nearest road (IGN)	**According to IGN, the nearest local road's centre line follows the Catastro boundary.** **Entrance and right of way not checked.**

How it was measured. Buildings from the Catastro and the IGN topographic map set against the boundary and a 250 m circle; IGN roads within 12 m of a side.

TerrenoCheck, from Catastro (DGC) data, under its INSPIRE data licence. Instituto Geográfico Nacional, INSPIRE transport network (CC BY 4.0). Base Topográfica Nacional BTN25, © Instituto Geográfico Nacional, CC BY 4.0; TerrenoCheck, from Catastro (DGC) data and the IGN's BTN25

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THE PLOT

Parcel dimensions

ETRS89 / UTM



Vertices and sides

ETRS89 / UTM · EPSG:25830

30 → 31 18.06 m
E 414988.42 · N 4065409.25

31 → 32 18.10 m
E 415001.77 · N 4065397.08

48 → 49 25.39 m
E 415035.97 · N 4065361.47

50 → 51 20.63 m
E 415003.39 · N 4065353.71

88 → 89 20.99 m
E 414815.26 · N 4065337.50

127 → 128 20.44 m
E 414897.69 · N 4065399.34

129 → 130 18.10 m
E 414905.55 · N 4065428.10

136 → 1 31.91 m
E 414915.76 · N 4065477.33

Longest sides.
Full register follows.

Total perimeter
753.15 m

Outer: 699.17 m

DGC · PNOA © IGN

Parcel dimensions

753.15 m
Total perimeter

148
Original sides

Lengths follow the original outline, without simplification. Blue numbers identify vertices. Red leaders connect each plaque to its side. The register contains every side and coordinate. The image labels sides where they fit without overlap; the register lists the remainder. Unrounded lengths sum to the perimeter; plaques are rounded to the centimetre. Letters on the shape overview and the following data sheet are a separate reference for neighbours, access and elevations. X marks interior holes excluded from the plot. The sum includes these boundaries. The existing outer measurement remains 699.17 m.

DGC: 2010-09-14; read: 2026-10-16; PNOA © IGN (CC BY 4.0); read: 2026-10-19

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ORIGINAL GEOMETRY

Side and vertex register

ETRS89 / UTM

ETRS89 / UTM · EPSG:25830. Coordinates of each starting vertex; lengths in metres. Total perimeter: 753.15 m. E1: 1–136; X1: 137–144; X2: 145–148. E: outer boundary; X: excluded interior hole.

SIDE	M	E (M)	N (M)	SIDE	M	E (M)	N (M)
1→2	1.92	414947.43	4065481.23	26→27	3.30	414968.17	4065428.71
2→3	0.90	414946.96	4065479.37	27→28	9.58	414970.04	4065425.99
3→4	0.08	414946.74	4065478.50	28→29	12.35	414977.12	4065419.53
4→5	3.71	414946.71	4065478.43	29→30	2.92	414986.25	4065411.21
5→6	1.35	414945.48	4065474.93	30→31	18.06	414988.42	4065409.25
6→7	1.25	414945.12	4065473.63	31→32	18.10	415001.77	4065397.08
7→8	1.23	414944.89	4065472.40	32→33	14.55	415015.15	4065384.89
8→9	1.23	414944.77	4065471.18	33→34	5.24	415025.91	4065375.09
9→10	1.33	414944.75	4065469.95	34→35	2.58	415029.78	4065371.56
10→11	0.74	414944.90	4065468.63	35→36	2.68	415031.69	4065369.82
11→12	0.79	414945.08	4065467.91	36→37	1.85	415033.67	4065368.02
12→13	4.14	414945.29	4065467.15	37→38	1.35	415035.04	4065366.77
13→14	2.44	414946.73	4065463.27	38→39	0.35	415036.04	4065365.86
14→15	0.86	414947.71	4065461.03	39→40	0.31	415036.30	4065365.62
15→16	1.54	414948.10	4065460.26	40→41	0.73	415036.53	4065365.41
16→17	4.65	414948.80	4065458.89	41→42	0.92	415037.07	4065364.92
17→18	2.85	414951.19	4065454.90	42→43	0.54	415037.75	4065364.30
18→19	1.52	414952.78	4065452.53	43→44	0.91	415038.15	4065363.94
19→20	1.69	414953.63	4065451.27	44→45	0.97	415038.82	4065363.32
20→21	1.16	414954.57	4065449.87	45→46	0.30	415039.54	4065362.67
21→22	9.75	414955.22	4065448.91	46→47	3.22	415039.77	4065362.47
22→23	7.25	414960.23	4065440.54	47→48	0.71	415036.66	4065361.64
23→24	0.50	414963.97	4065434.33	48→49	25.39	415035.97	4065361.47
24→25	5.19	414964.27	4065433.93	49→50	8.10	415011.31	4065355.43
25→26	1.33	414967.42	4065429.81				

DGC: 2010-09-14; read: 2026-10-16; PNOA © IGN (CC BY 4.0); read: 2026-10-19

ORIGINAL GEOMETRY

Side and vertex register

ETRS89 / UTM

ETRS89 / UTM · EPSG:25830. Coordinates of each starting vertex; lengths in metres. Total perimeter: 753.15 m. E1: 1–136; X1: 137–144; X2: 145–148. E: outer boundary; X: excluded interior hole.

SIDE	M	E (M)	N (M)	SIDE	M	E (M)	N (M)
50→51	20.63	415003.39	4065353.71	75→76	11.32	414872.43	4065335.75
51→52	10.73	414983.19	4065349.53	76→77	15.02	414861.16	4065334.74
52→53	5.56	414972.66	4065347.48	77→78	14.36	414846.20	4065333.35
53→54	15.34	414967.20	4065346.42	78→79	3.85	414831.91	4065331.92
54→55	12.27	414952.04	4065344.10	79→80	13.55	414828.08	4065331.53
55→56	8.98	414939.91	4065342.25	80→81	1.13	414814.60	4065330.19
56→57	0.14	414931.02	4065340.98	81→82	0.29	414814.70	4065331.32
57→58	0.29	414930.89	4065341.02	82→83	0.30	414814.72	4065331.61
58→59	1.30	414930.62	4065341.13	83→84	0.29	414814.75	4065331.91
59→60	1.24	414929.41	4065341.61	84→85	0.31	414814.78	4065332.20
60→61	1.09	414928.26	4065342.07	85→86	0.29	414814.81	4065332.51
61→62	0.98	414927.25	4065342.47	86→87	1.77	414814.83	4065332.80
62→63	0.97	414926.34	4065342.83	87→88	2.95	414814.98	4065334.56
63→64	1.41	414925.44	4065343.18	88→89	20.99	414815.26	4065337.50
64→65	7.03	414924.13	4065343.70	89→90	15.32	414817.17	4065358.40
65→66	0.70	414917.30	4065342.03	90→91	2.46	414818.56	4065373.66
66→67	0.66	414916.60	4065342.08	91→92	6.07	414820.95	4065373.07
67→68	3.72	414915.95	4065341.98	92→93	3.14	414826.74	4065371.25
68→69	6.62	414912.27	4065341.43	93→94	4.08	414829.80	4065370.53
69→70	14.55	414905.72	4065340.44	94→95	5.52	414833.83	4065369.89
70→71	3.50	414891.33	4065338.28	95→96	1.65	414839.23	4065368.74
71→72	1.55	414887.87	4065337.76	96→97	4.12	414840.87	4065368.58
72→73	5.14	414886.34	4065337.53	97→98	2.19	414844.94	4065367.92
73→74	0.23	414881.26	4065336.77	98→99	4.13	414847.13	4065367.86
74→75	8.66	414881.03	4065336.73				

DGC: 2010-09-14; read: 2026-10-16; PNOA © IGN (CC BY 4.0); read: 2026-10-19

ORIGINAL GEOMETRY

Side and vertex register

ETRS89 / UTM

ETRS89 / UTM · EPSG:25830. Coordinates of each starting vertex; lengths in metres. Total perimeter: 753.15 m. E1: 1–136; X1: 137–144; X2: 145–148. E: outer boundary; X: excluded interior hole.

SIDE	M	E (M)	N (M)	SIDE	M	E (M)	N (M)
99→100	3.94	414851.24	4065368.23	124→125	2.11	414892.83	4065392.50
100→101	4.13	414855.18	4065368.25	125→126	0.78	414894.83	4065391.83
101→102	2.81	414859.29	4065368.64	126→127	8.04	414895.57	4065391.58
102→103	6.91	414862.10	4065368.68	127→128	20.44	414897.69	4065399.34
103→104	1.78	414868.99	4065368.19	128→129	9.37	414903.08	4065419.06
104→105	3.86	414870.74	4065367.88	129→130	18.10	414905.55	4065428.10
105→106	1.82	414874.45	4065366.83	130→131	11.42	414910.33	4065445.56
106→107	0.86	414876.13	4065366.14	131→132	9.54	414913.34	4065456.58
107→108	4.80	414876.89	4065365.74	132→133	1.80	414915.86	4065465.78
108→109	1.95	414880.93	4065363.15	133→134	2.83	414916.28	4065467.53
109→110	4.07	414882.40	4065361.87	134→135	2.61	414916.94	4065470.28
110→111	2.90	414885.48	4065359.21	135→136	4.54	414916.68	4065472.88
111→112	5.85	414887.87	4065357.56	136→1	31.91	414915.76	4065477.33
112→113	5.07	414891.69	4065361.99	137→138	4.99	414922.75	4065355.66
113→114	4.46	414887.87	4065365.33	138→139	4.00	414927.62	4065354.55
114→115	3.95	414884.52	4065368.27	139→140	1.50	414926.74	4065350.65
115→116	15.30	414885.10	4065372.18	140→141	4.00	414928.20	4065350.32
116→117	5.00	414900.06	4065368.99	141→142	8.99	414927.31	4065346.42
117→118	15.00	414901.10	4065373.88	142→143	4.00	414918.54	4065348.41
118→119	3.02	414886.43	4065377.01	143→144	2.50	414919.42	4065352.31
119→120	2.04	414887.29	4065379.91	144→137	4.00	414921.86	4065351.76
120→121	0.53	414887.87	4065381.87	145→146	4.00	414916.77	4065360.16
121→122	1.71	414888.02	4065382.38	146→147	6.00	414920.67	4065359.27
122→123	7.45	414889.66	4065381.89	147→148	4.00	414919.33	4065353.42
123→124	3.62	414891.79	4065389.03	148→145	6.00	414915.43	4065354.31

DGC: 2010-09-14; read: 2026-10-16; PNOA © IGN (CC BY 4.0); read: 2026-10-19

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Shape and measurements

13,756 m² according to the Catastro, 10 simplified sides; the longest, C–D, measures 227.5 m.

A / OUTLINE AND LONGER SIDES; EVERY LENGTH IS IN THE DATA SHEET



© Instituto Geográfico Nacional (PNOA), CC BY 4.0

13,756 m²
Catastro area

699 m
Outer perimeter

227.5 m
Longest side, C–D

WHAT IT MEANS FOR YOUR PLOT

The plot has 13,756 m² according to the Catastro and an outer perimeter of 699 m, measured over its 136 corners. The 10 sides on the map are straight lines; the full Catastro outline strays from them by up to 7.5 m and they add up to 679 m, 3% less.

It borders 9 Catastro plots: 8 along a side and 1 enclave inside the plot.

Sides A–B, B–C, C–D, D–E and J–A run along a track or street on the IGN road and street map.

BEFORE YOU BUY

A land surveyor (ingeniero técnico en topografía). A survey of the boundaries and, if they differ from the Catastro, the property's coordinate file (GML) with the alternative graphic validation report (informe de validación gráfica alternativa), in which the Catastro confirms the file is technically valid. With them, the notary and the Land Registry can then coordinate the map and the entry; they do not settle a boundary dispute with a neighbour.

SOURCES AND LIMITS TerrenoCheck, from Catastro (DGC) data. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Image retrieved: 2026-10-17.

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THE PLOT

Shape and measurements: the data

Check first

Plot data

Calculated area of the outline	**13,755 m²**
Neighbouring plots	**9**
Cadastral class	**Rustic; use: agricultural**

Sides of the outline

A–B	**59.7 m, east side; along a municipal street or track (IGN); borders 5157217VF1655N, 5157218VF1655N and 5157219VF1655N.**
B–C	**94.3 m, north-east side; along a municipal street or track (IGN); borders 5157217VF1655N and 5157216VF1655N.**
C–D	**227.5 m, south side; along a municipal street or track (IGN).**
D–E	**43.6 m, west side; along a municipal street or track (IGN); borders 4956512VF1645N.**
E–F	**71.2 m, north side.**
F–G	**14.8 m, west side.**
G–H	**16.1 m, north side; borders 001603800VF16F.**
H–I	**14.9 m, south side; borders 001603800VF16F.**
I–J	**104.5 m, west side.**
J–A	**31.9 m, north side; along a municipal street or track (IGN); borders 5157228VF1645N and 5157233VF1655N.**

Neighbouring plots

5157217VF1655N	**2,132 m², along sides A–B, B–C.**
5157218VF1655N	**4,118 m², along side A–B.**
More neighbours	**7 more, in grey on the map: 001603900VF16F; the rest in the list of sides.**

Area and limits of the data

Catastro area	**13,756 m².**
Calculated area	**13,755 m²: 1 m² less than the Catastro figure. It is the same outline, not a survey on the ground. The area registered at the Land Registry may differ; if they do not match, ask the notary whether the Land Registry and Catastro records of the property should be coordinated (Ley Hipotecaria, the Land Registry Act, Articles 10 and 199, as amended by Ley 13/2015).**
Accuracy	**The Catastro outline is not an official boundary survey (deslinde). On rustic land it comes largely from aerial photographs and can be several metres off the real boundaries.**
Measurement	**In the Catastro's projection, ETRS89 / UTM zone 30N (EPSG:25830). Area excluding internal holes; outer perimeter over the 136 exterior vertices; the sides are straight lines (page 14).**

TerrenoCheck, from Catastro (DGC) data, under its INSPIRE data licence; roads: Instituto Geográfico Nacional, INSPIRE transport network (CC BY 4.0)

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What is built on the plot

Built area in the Catastro: 138 m².

A / CATASTRO BUILDINGS AND UNREGISTERED OUTLINES ON THE PNOA ORTHOPHOTO



© Instituto Geográfico Nacional (PNOA), CC BY 4.0. TerrenoCheck, from Catastro (DGC) data

138 m²
Built area in the Catastro

0
Outlines not in Catastro

Unconfirmed
Restoration enforcement period

WHAT IT MEANS FOR YOUR PLOT

The home of 80 m² (built 1940) inside the outline is not part of this plot: the Catastro records it on another one, 001603900VF16F, an enclave the property surrounds. The Catastro declares 1 building with 138 m² of floor area (home (vivienda) 42 m², porch 73 m² and sports use 23 m²). Being in the Catastro does not prove a licence: without one, ask the town hall which time limit applies, as it depends on the class of land; on rustic land in the coastal zone of influence (zona de influencia; the Coastal Act, Ley 22/1988, art. 30) it can order demolition with no time limit (LISTA, Andalusia's land law, Ley 7/2021, art. 153.2), and, outside the cases in art. 153.2, for 6 years.

SOURCES AND LIMITS Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. TerrenoCheck, from Catastro (DGC) data. Read on 17/10/2026. Image retrieved: 2026-10-17.

THE PLOT

What is built on the plot: the data

Could stop a sale

More on the map

The restoration enforcement period and any AFO status require confirmation from the municipal file: a cadastral year does not prove full completion. For older works, examine the law and land classification at completion (Decreto 550/2022, art. 354.5). The following table sets out the rules and cases with no time limit; this report establishes neither expiry of the period nor recognition of AFO status.

On the visit, compare what stands with the declared m²: a closed-in porch, an extra floor or a shed added later is not in the Catastro. To date them, compare the old aerial photos on page 19.

Check planning legality against the building licence and first-occupation licence, or the declaración responsable (self-declaration) where it replaces the latter. The deed of new building in the Registro de la Propiedad (Land Registry) records the building; it does not legalise it.

What the Catastro declares

Building A	**Agricultural, 138 m² floor area, built 2019, 115 m² footprint on the map.**
Parts of the property	**home (vivienda) 42 m² · porch 73 m² · sports use 23 m².**
Enclave, another plot	**001603900VF16F: residential, 80 m² floor area, built 1940, 1 dwelling, 80 m² footprint on the map. It borders the property (page 15).**

What is not in the Catastro

Outlines not in Catastro	**None on the IGN map; that map misses many sheds and extensions.**
What to check on the visit	**Sheds, pools, closed-in porches and added floors: compare them with what is declared above.**

Time limit in Andalusia

Time limit	**To confirm. General rule: 6 years from full completion or, if later, from external signs revealing it; for uses, from signs of their effective establishment (LISTA, art. 153.1). No time limit in the cases in art. 153.2. Older works or uses follow the period applicable at completion or establishment, unless unlimited enforcement subsequently ceased (Decreto 550/2022, art. 354.5). This report does not calculate the period.**

Method: Catastro buildings with more than a fifth inside the outline; map outlines with no Catastro building within 10 m (page 16); time limit from the regional law. Sources: Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. TerrenoCheck, from Catastro (DGC) data; outlines on the IGN topographic map (BTN25); LISTA, art. 153.1; art. 153.2; TRLSRU (RDL 7/2015), arts. 11.5 and 28; RD 1093/1997, art. 52

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THE PLOT

What is built on the plot: the data

Could stop a sale

No time limit	**Public domain land and its protection easements; rustic land in the coastal influence zone; urban-type land subdivisions on rustic land (except the single plot carrying a building that is already time-barred); rustic land kept free of building because of real landslide, rockfall or flood risk, for as long as the risk lasts; green areas and public open spaces; buildings individually listed in the Andalusian Historic Heritage Register (art. 153.2).**
After the time limit	**Status: asimilado a fuera de ordenación (AFO); it does not legalise the building. Before recognition, only works ordered by the town hall for safety and public health are allowed, without access to basic utilities (LISTA, arts. 173.3 and 173.4). After recognition, compatible changes of use and conservation and refurbishment works, including consolidation, may be licensed without increasing footprint or built volume, except where an increase is necessary to provide ancillary elements required by applicable sectoral rules (art. 174.7). The declaration is noted in the Land Registry (art. 174.6).**

What to ask for and whom

Seller	**The building licence for each structure and the first-occupation permit (licencia de primera ocupación), or the declaración responsable where that replaces it (TRLSRU, arts. 11.5 and 28.1).**
Enclave	**If the sale includes plot 001603900VF16F and what stands on it, the deed and the Land Registry extract must name it; if not, that house is not yours.**
Old building, no licence	**Only where the period for restoration measures entailing demolition has expired (TRLSRU, art. 28.4), which this report does not confirm for this plot, consider registration as an old building (obra nueva por antigüedad) with a town hall or surveyor's certificate, a notarial record or a Catastro certificate giving the completion date (TRLSRU, art. 28.4; RD 1093/1997, art. 52).**
Land Registry	**Extract (nota simple): whether the building is registered, and whether a planning enforcement case (expediente de disciplina urbanística) or a note on its status is recorded.**
Town hall	**Whether any planning enforcement case is open on the property.**

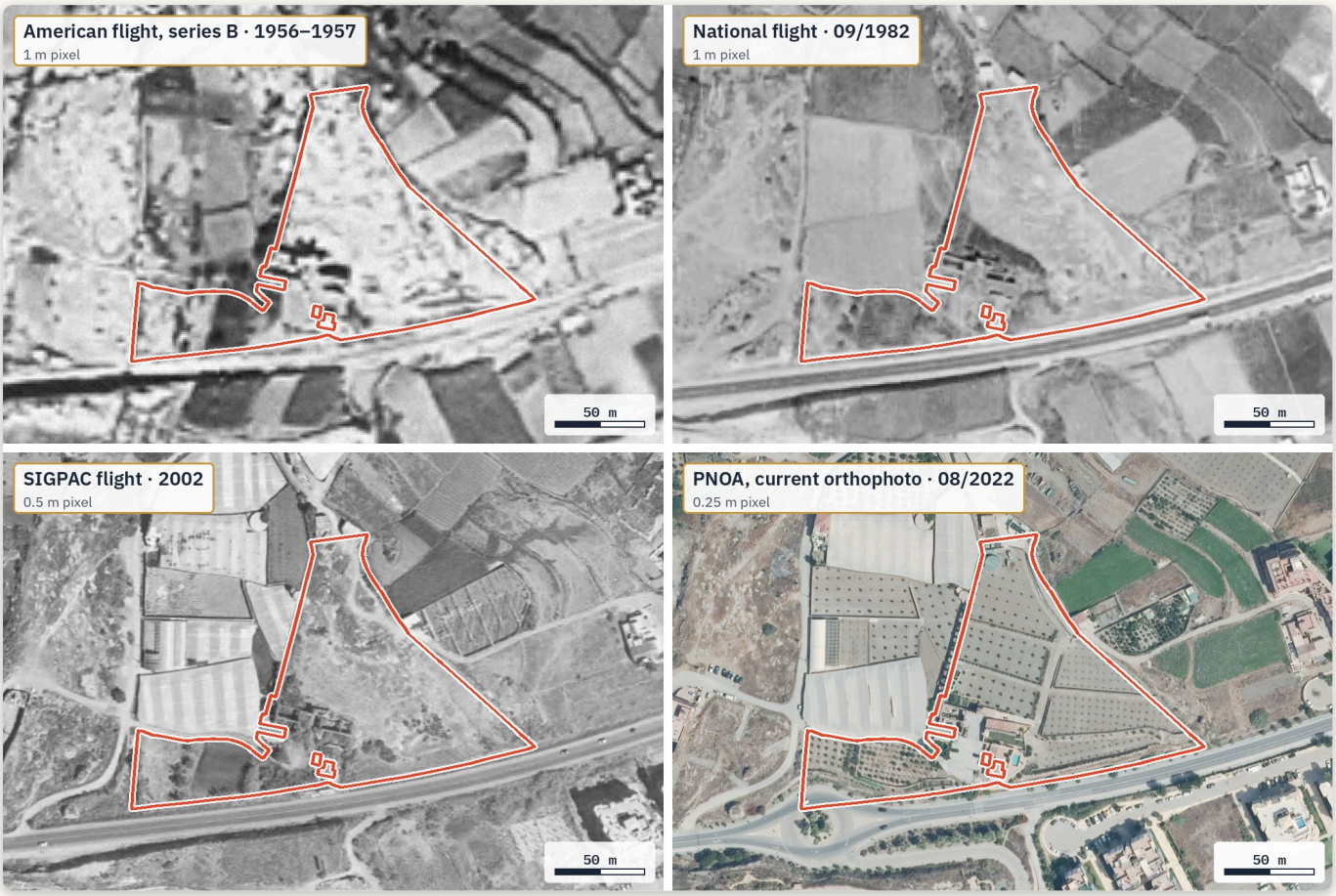
Method: Catastro buildings with more than a fifth inside the outline; map outlines with no Catastro building within 10 m (page 16); time limit from the regional law. Sources: Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. TerrenoCheck, from Catastro (DGC) data; outlines on the IGN topographic map (BTN25); LISTA, art. 153.1; art. 153.2; TRLSRU (RDL 7/2015), arts. 11.5 and 28; RD 1093/1997, art. 52

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THE PLOT

The plot in old aerial photos

In your favour



Historic orthophotos and PNOA © Instituto Geográfico Nacional, CC BY 4.0: ign.es/wms/pnoa-historico and ign.es/wms-inspire/pnoa-ma

The same area in four periods: IGN orthophotos with today's plot outline

1956–1957
Oldest photo

4 of 4
Periods with a photo

2019
Catastro year

What it means for your purchase

The IGN holds aerial photos of this plot going back to 1956–1957: American flight, series B (1956–1957), national flight (09/1982), SIGPAC flight (2002) and current PNOA orthophoto (08/2022). The Catastro gives 2019 as the year of construction: the photos from before and after that date let you check it. This report puts the photos side by side; it does not interpret what they show.

If the building is missing from one photo and present in the next, it appeared between those two dates; documents are needed to establish completion. That matters for the deadline on page 16.

CNIG certifies only original frames held in its archive, excluding orthophotos and the Ruiz de Alda and American AMS flights. The images shown here are orthophotos. For an eligible original frame, the web PDF costs €3.50.

Old orthophotos can be shifted by a few metres against today's outline.

Historic orthophotos and PNOA © Instituto Geográfico Nacional, CC BY 4.0: ign.es/wms/pnoa-historico and ign.es/wms-inspire/pnoa-ma. Read on 17/10/2026.

THE PLOT

Old aerial photos: the data

In your favour

Flights covering the plot

1956–1957	**American flight, series B, 1956–1957, 1 m pixel. Flown by the US Army Map Service between January 1956 and November 1957; the IGN gives only the period, not the day.**
1973–1986	**National flight, 09/1982, 1 m pixel. Flown over all of Spain at 1:30,000.**
1997–2003	**SIGPAC flight, 2002, 0.5 m pixel. Flown by FEGA for SIGPAC, over all of Spain.**
Current	**PNOA, current orthophoto, 08/2022, 0.25 m pixel. The IGN's latest PNOA orthophoto.**
Other PNOA flights	**The IGN also holds flights of 2004, 2006, 2008, 2010, 2013, 2016 and 2019 over this spot: they narrow down dates after 2003.**

What the photos are for

Dating a building	**Comparing photos before and after narrows down when a building or an extension appeared, or when the land changed use. The deadline on page 16 depends on when the works were finished.**
What they cannot prove	**A photo does not say whether the works had a licence or what the building is used for, and it does not give the exact day. Old ones can be shifted by a few metres.**
At the Land Registry	**To register old works that can no longer be demolished, the law asks for a certificate from the town hall (ayuntamiento) or a qualified professional, a notarial record or a Catastro certificate giving the completion date. A photo can back those documents; it does not replace them.**

Catastro and photos

Catastro year	**2019. A Catastro certificate giving the completion date is one of the documents the law accepts for old works.**
Photos before 2019	**American flight, series B (1956–1957), national flight (09/1982), SIGPAC flight (2002), PNOA 2004, PNOA 2006, PNOA 2008, PNOA 2010, PNOA 2013 and PNOA 2016.**
Photos from 2019 onwards	**PNOA 2019 (same year) and current PNOA orthophoto (08/2022).**

Certified copy

Where to ask	**CNIG Fototeca: fototeca.cnig.es, fototeca@cnig.es, C/ General Ibáñez de Íbero 3, Madrid.**
Price	**CNIG certifies only original frames held in its archive, excluding orthophotos and the Ruiz de Alda and American AMS flights. Digital certification as a web PDF, €3.50; as a PDF, €6.90, VAT included. Prices in force from 01/03/2026.**

How it was measured. The same frame in all four photos, centred on the plot. For each period, the first flight with a photo over the plot: national before interministerial, SIGPAC before OLISTAT.

Historic orthophotos and PNOA © Instituto Geográfico Nacional, CC BY 4.0: ign.es/wms/pnoa-historico and ign.es/wms-inspire/pnoa-ma; TRLSRU (RDL 7/2015), art. 28.4 a); TerrenoCheck; CNIG, Fototeca price list

CHAPTER 2 · ASSESSMENT

What can be built

Could stop a sale

ASSESSMENT OF PAGES 22–28

2 context · 1 check first · 1 could stop a sale

Warning: the SIU puts the plot on developable land (suelo urbanizable), in sector URP2: developing it means handing land over to the town and paying for the works. Still to verify: permitted uses and works.

Developable	+34.9%	ZU	1996
Land class in the SIU	Population 2014–2023	SIGPAC use	General plan

What the data says

READING	FINDING	PAGE
COULD STOP A SALE	**Planning: land class.** The SIU places the plot on developable land: development entails land transfers and urbanisation costs.	p. 22
CONTEXT	**The municipality.** Torrox is growing: 20,932 inhabitants in 2023 (the latest year in the MITECO data used here), 34.9 % more than in 2014.	p. 25
CONTEXT	**Agricultural use (SIGPAC).** At the point checked on the plot, SIGPAC gives urban area (ZU).	p. 27
CHECK FIRST	Still to verify: permitted uses and works.	p. 92

What we would do next

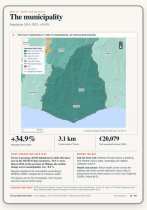
1 **The town hall (ayuntamiento):** The planning certificate for the plot (certificado urbanístico): land class and category, development sector and any development charges still due (page 22)

The 7 data pages of this chapter


p. 22


p. 23–24


p. 24


p. 25


p. 26


p. 27

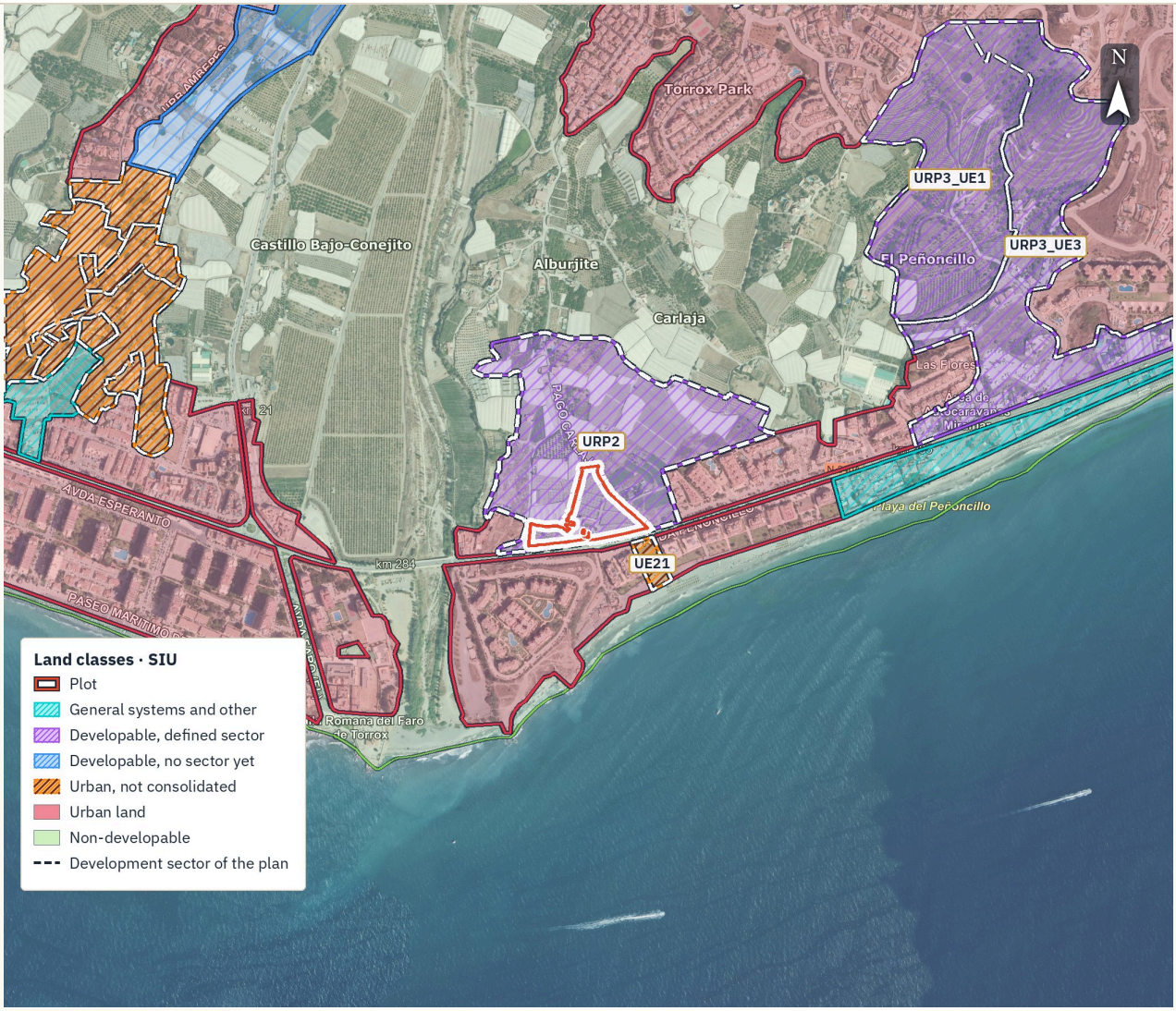

p. 28

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

Planning: land class

Land class in the SIU: Developable.

A / LAND CLASSES OF THE URBAN INFORMATION SYSTEM (SIU) AND DEVELOPMENT SECTORS



Data source: Ministerio de Vivienda y Agenda Urbana (Ministry of Housing), SIU, 19/06/2026; Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0

Developable

Land class in the SIU

1996

General plan

Inside

Plan sector

WHAT IT MEANS FOR YOUR PLOT

According to the Ministry's Urban Information System (Sistema de Información Urbana, SIU), the whole plot is developable land in a defined sector (suelo urbanizable delimitado). It lies in sector URP2 of the plan. Plan in force according to the SIU: general plan (Plan General) of 1996; the SIU last updated its land classes on 28/04/2023. The nearest urban land is 9 m away. The SIU simplifies the town plan; the binding class is the plan's, certified by the town hall (ayuntamiento).

SOURCES AND LIMITS Data source: Ministerio de Vivienda y Agenda Urbana (Ministry of Housing), SIU, 19/06/2026; Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0. Read on 17/10/2026. Image retrieved: 2026-10-17.

WHAT CAN BE BUILT

Planning: land class: the data

Could stop a sale

More on the map

Before you buy, ask the town hall what charges the sector still owes and what stage it has reached.

Land class in the SIU

On the plot	**Developable land in a defined sector (suelo urbanizable delimitado) on the whole plot.**
In the Catastro	**Rustic (rústica), consistent with the SIU (Sistema de Información Urbana, Urban Information System): the Catastro counts developable land as urban only once its sector has detailed planning (art. 7.2 b of the Catastro Act, Ley del Catastro). It is a tax class.**
Plan in force	**Torrox: general plan (Plan General) of 1996, according to the SIU edition of 19/06/2026. The municipality's land classes were updated on 28/04/2023; a later change is not shown here.**

Nearest urban land	**9 m to the west, in the municipality of Torrox.**
Sectors within 1 km (8)	**Nearest: URP2, developable land, not yet urbanised, on the plot. 7 more within 1 km.**

What it means for building

Rural until developed	**Spain's land law (RDL 7/2015) distinguishes two basic land situations: rural and urbanised (art. 21.1). Non-developable land is rural, and so is developable land until its urbanisation is finished (art. 21.2).**
Land transfers and infrastructure costs	**Development requires land for roads, green areas and public facilities to be transferred (TRLSRU, art. 18.1 a), plus land free of charges corresponding, as a general rule, to 5–15% of the weighted average building rights. Planning legislation may exceptionally allow a reduction below 5% or an increase up to 20%, proportionate and reasoned, where the resulting plots have a value significantly below or above the average for their land category (art. 18.1 b). The developer must also pay for the works (art. 18.1 c); these duties are secured against the land itself (art. 18.6).**

Method: SIU land classes read in a 1 km box around the plot and laid over its outline; nearest urban and developable land searched up to 20 km; plan sectors within 1 km. Sources: Data source: Ministerio de Vivienda y Agenda Urbana (Ministry of Housing), SIU, 19/06/2026; municipal data as of 28/04/2023. Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; MIVAU, Sistema de Información Urbana (SIU); RDL 7/2015, Spain's land law; TerrenoCheck

WHAT CAN BE BUILT

Planning: land class: the data

Could stop a sale

In Andalusia	**Andalusia's land law (Ley 7/2021, LISTA) has only urban land and rustic land (suelo rústico; art. 12). Developable land the plan in force has already sectorised (sectorizado or ordenado) may be developed under that plan, as a new urbanisation action (first transitional provision, a) 3).**
Permits	**Splitting or dividing land is governed by regional law. In Andalusia, LISTA art. 140.2 provides for deemed approval after three months from submission of the complete documentation to the municipal electronic register, except in the cases covered by state legislation; it never grants rights contrary to territorial or planning rules. Ask the town hall to confirm the file and any required sectoral authorisations. New buildings and prefabricated homes require express authorisation in the cases covered by state legislation. The building rights the plan foresees (edificabilidad) are not the owner's by themselves: they are acquired by building, once the duties and charges of the land's regime are met (art. 11.2).**

What the data covers

A simplified class	**The Ministry boils each plan's classification down to six common classes. Each regional law uses its own names and categories (rústico, no urbanizable genérico or especial, núcleo rural).**
What it leaves out	**The category of rustic land (suelo rústico), the zoning rules, the building rights, or whether what stands on the plot has a licence. Nor the limits set by other laws (coast, roads, water), which have their own chapters.**

What to ask, and whom

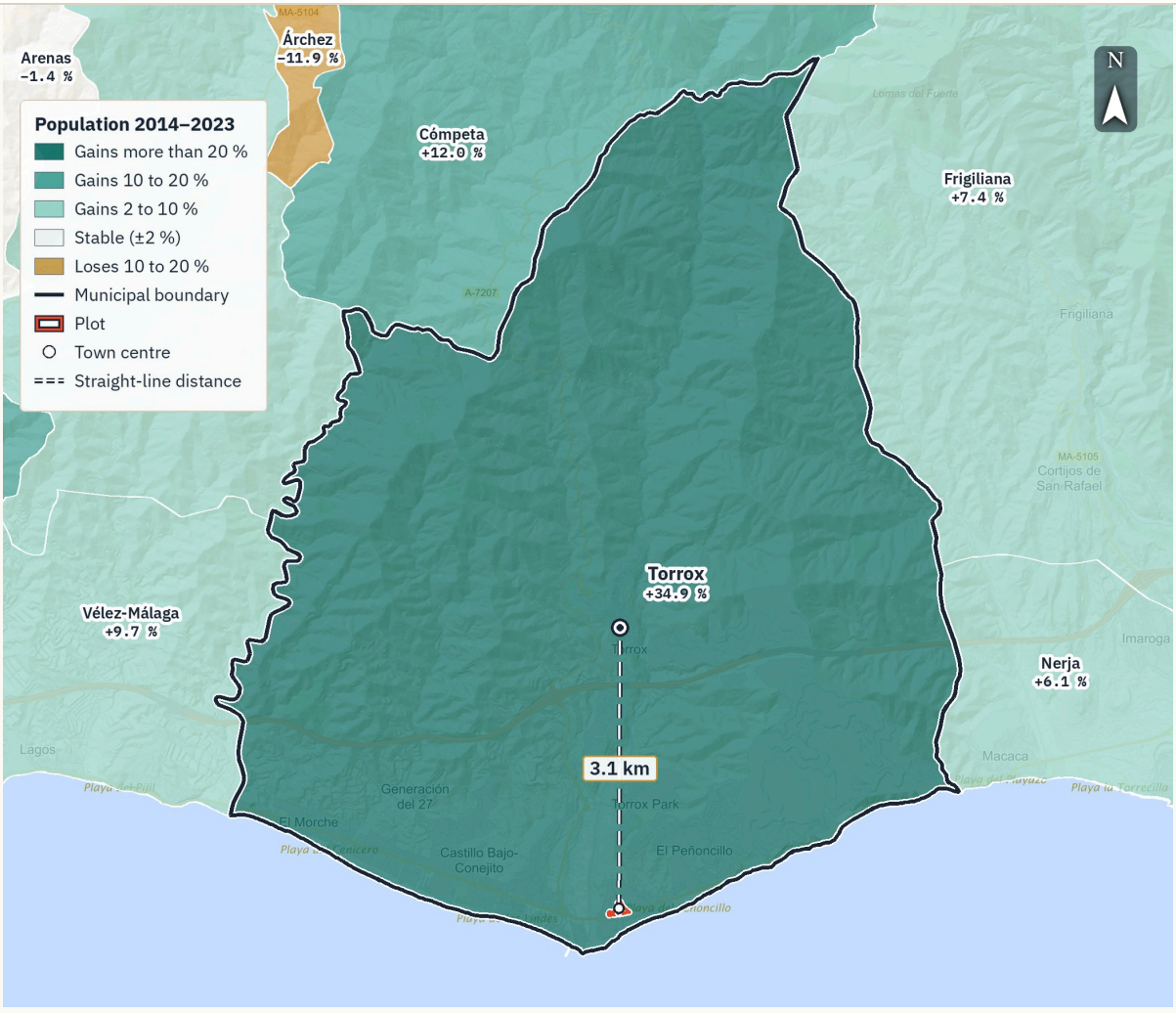
Town hall	**A planning certificate for the plot (certificado or cédula urbanística): land class and category, uses, minimum plot size and zoning rules, charges the sector still owes, and any change to the plan approved or under way. You are entitled to it in writing (RDL 7/2015, art. 5 d).**
Online beforehand	**The regional planning viewer (Web de planeamiento urbanístico de la Junta de Andalucía (the Andalusian regional government)) publishes the municipality's plan.**

Method: SIU land classes read in a 1 km box around the plot and laid over its outline; nearest urban and developable land searched up to 20 km; plan sectors within 1 km. Sources: Data source: Ministerio de Vivienda y Agenda Urbana (Ministry of Housing), SIU, 19/06/2026; municipal data as of 28/04/2023. Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; MIVAU, Sistema de Información Urbana (SIU); RDL 7/2015, Spain's land law; TerrenoCheck

The municipality

Population 2014–2023: +34.9%.

A / THE PLOT'S MUNICIPALITY AND ITS NEIGHBOURS, BY POPULATION CHANGE



© Instituto Geográfico Nacional (IGN Base), CC BY 4.0

+34.9%
Population 2014–2023

3.1 km
To the centre of Torrox

€20,079
Net household income (2020)

WHAT IT MEANS FOR YOUR PLOT

Torrox is growing: 20,932 inhabitants in 2023 (the latest year in the MITECO data used here), 34.9 % more than in 2014. In the province of Málaga, the median change across municipalities was −0.6 %.

Nearest hospital to the municipality according to MITECO (2022): Hospital de la Axarquía, public.

The figures are for the municipality: from the plot, services may be further away.

BEFORE YOU BUY

Ask the town hall. Whether the plot allows a dwelling, and whether mains water, sewerage and rubbish collection reach it.

Health and school. Which health centre serves the address and which school admission area it falls in: being close counts when places run short (Ley Orgánica 2/2006, Article 84.2).

SOURCES AND LIMITS MITECO, Reto Demográfico. Image: © Instituto Geográfico Nacional (IGN Base), CC BY 4.0. Read on 17/10/2026. Background: IGN Base; PNOA has gaps outside its coverage in this frame. Image retrieved: 2026-10-20.

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WHAT CAN BE BUILT

The municipality: the data

Context

More on the map

37.3 % of registered residents are foreign nationals (2022). Median of the province's municipalities: 9.0 %.

Population and income of Torrox

Inhabitants	**20,932 in 2023, 418 per km². In 2014 there were 15,511: +34.9 %. Median of the province's municipalities: −0.6 %.**
Age	**Average age 47.6 years in 2023; 26.8 % aged 65 or over in 2022. Median of the province's municipalities: 46.1 years and 21.6 %.**
Foreign nationals	**37.3 % of registered residents in 2022. Median of the province's municipalities: 9.0 %.**
Household income	**€20,079 net on average in 2020. Median of the province's municipalities: €20,833.**

Services

Hospital	**Hospital de la Axarquía (public). A figure for the municipality, not the plot: 19 min by car (MITECO, 2022), from a point it does not publish. Median of the province's municipalities: 20 min.**
Motorway	**A-7. A figure for the municipality, not the plot: 4 min by car (MITECO, 2022), from a point it does not publish. Median of the province's municipalities: 14 min.**
In the municipality	**5 pharmacies (2023) and 5 primary schools (2022). Counts for those years: check with the town hall what is still open.**

Scope and limits of the data

Municipal data	**Figures for the whole municipality, not the plot, which lies 3.1 km in a straight line from the centre of Torrox.**
Median	**Of the 103 municipalities of the province of Málaga, not weighted by population.**
Hospitals	**Hospital, and whether it is public or private: Catálogo Nacional de Hospitales 2025.**
Registered residents	**The count is of people on the municipal register (padrón, Ley 7/1985, Article 15); anyone living here without registering is not included.**

What to ask and whom

Ask the operators. What mobile coverage there is at the plot. Fibre is covered on page 69; confirm it with them for the exact address.

On the visit. Make the trip to the town centre, the school and the pharmacy, and see which buses stop nearby.

How it was measured. Indicators of the municipality that holds the plot's centre; neighbouring municipalities coloured by population change; straight-line distance.

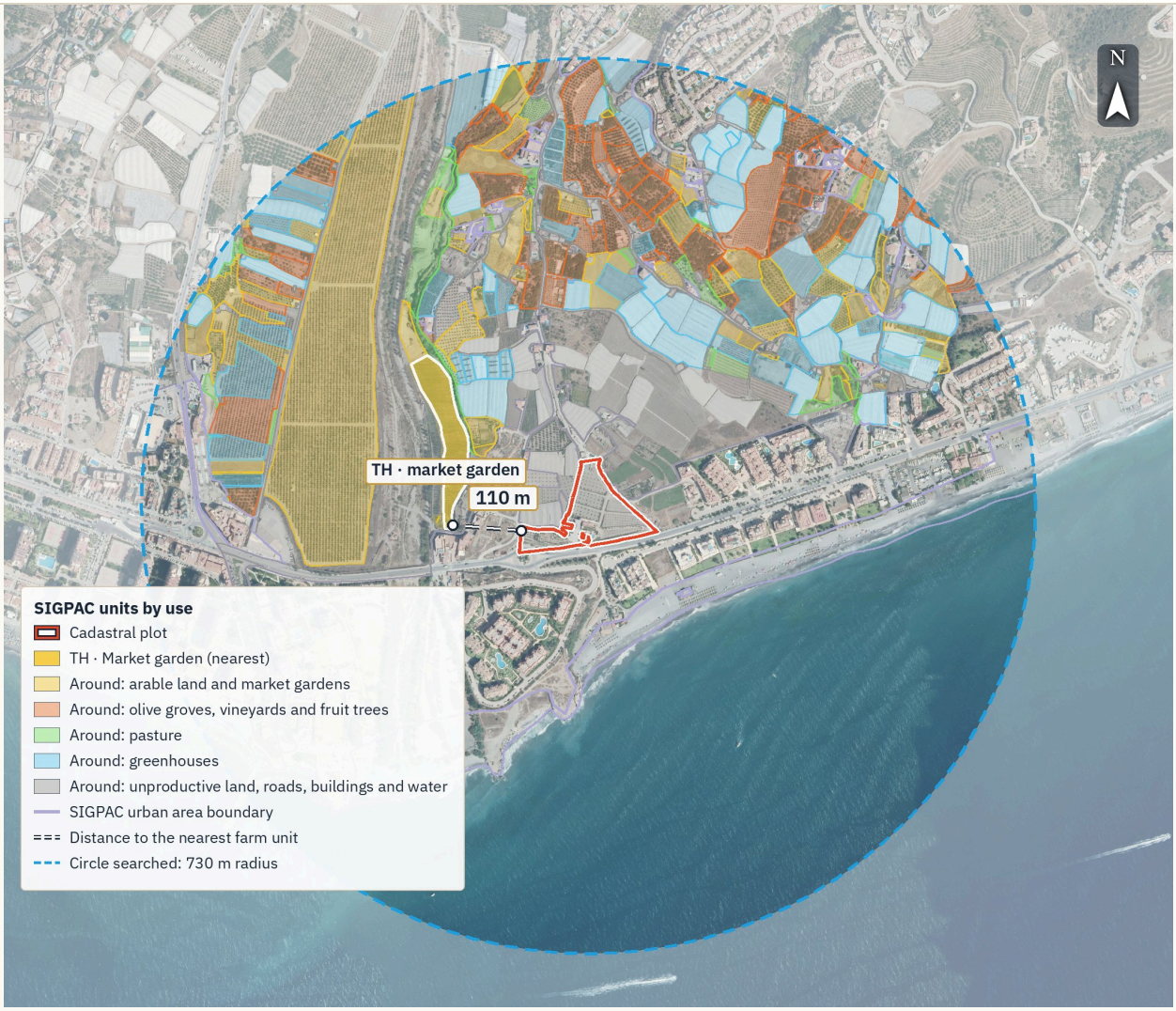
MITECO Reto Demográfico municipal indicators (layer id_municipios_23), free reuse with the source cited (MITECO legal notice, Ley 37/2007). Main town of the municipality: derived from NGMEP CC-BY 4.0 ign.es. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; MITECO, Reto Demográfico indicators (INE data)

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Agricultural use (SIGPAC)

At the point checked on the plot, SIGPAC gives urban area (ZU).
The nearest agricultural unit is used for market garden and lies 110 m to the west.

A / SIGPAC UNITS WITHIN 730 M OF THE PLOT, BY USE



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ZU
SIGPAC use

110 m
Nearest farm unit

28%
Farmland within 730 m

WHAT IT MEANS FOR YOUR PLOT

SIGPAC (the farm subsidy parcel map) identifies land for the payments of the EU's Common Agricultural Policy (CAP) and gives each unit (recinto) a use, farming or not. It is not the zoning class and does not prove who owns the land (RD 1047/2022, Articles 8.7 and 19.1).

Being listed as urban area in SIGPAC says nothing of the land's zoning class; the municipal plan sets that.

BEFORE YOU BUY

Ask the town hall (ayuntamiento). What zoning class the plan gives the land, which neither SIGPAC nor the Catastro states, and whether any farms or livestock holdings with an activity licence are nearby.

Ask the seller. Whether the land is farmed, and why it does not appear as a farm unit.

SOURCES AND LIMITS FEGA, SIGPAC (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; Fondo Español de Garantía Agraria (FEGA), SIGPAC, campaign in use (the service does not publish its year), licence CC BY 4.0. Read on 16/10/2026. Image retrieved: 2026-10-17.

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WHAT CAN BE BUILT

Agricultural use (SIGPAC): the data

Context

What SIGPAC records

SIGPAC use	**At the point checked, urban area (ZU): a catch-all unit (parcel 9000 of polygon 5) that holds the urban land without splitting it into properties.**
Catastro and SIGPAC	**The Catastro records pasture on this plot (page 9); SIGPAC leaves it inside a unit of urban area. The two registers disagree. For CAP farm payments SIGPAC is the one that counts; anyone who wants to claim them for this land would first have to get its use corrected.**
Nearest	**Market garden, 110 m to the west (polygon 5, parcel 518).**
Within 730 m	**Of the points of a grid every 21 m, approximately: urban area 29%; unproductive land, roads, buildings and water 15%; arable land and market gardens 11%; greenhouses 9%; olive groves, vineyards and fruit trees 6%; pasture 2%; no unit 28%.**
Farm neighbours	**Pasture at 130 m, olive groves, vineyards and fruit trees at 255 m, arable land and market gardens at 110 m and greenhouses at 135 m. Pasture can be grazed by livestock; SIGPAC does not record whether there is any.**

What it means

SIGPAC use	**SIGPAC gives a use to all land, farming or not: the non-farm uses include urban area, roads, buildings and water (RD 1047/2022, Annex IV). It does not give the land's zoning class, which the municipal plan sets, nor who owns it (Article 8.7).**
Minimum farming unit	**The Junta de Andalucía sets the minimum farming unit (unidad mínima de cultivo) by municipality or district. This report does not have it: ask for it before planning to split the land. Dividing rural land into pieces below it is void, with some exceptions (Ley 19/1995, Articles 23 to 25), and the neighbours' right to take over a sale (retracto, Article 27) also depends on it.**

Scope and limits of the data

Campaign	**The one the FEGA has in use on the day it was read. The service does not publish the campaign year, so that date is the reference.**
Urban area	**SIGPAC does not split this land into properties: it gives neither the area of this plot nor a use of its own.**
Livestock and crops	**SIGPAC records no livestock or farms, and a unit's use does not say what was sown this year.**

How it was measured. Unit at a point inside the plot (FEGA query service). Around it, every unit of the FEGA's map tiles in a circle of 730 m radius, one by one; the percentages on a grid of points every 21 m.

Fondo Español de Garantía Agraria (FEGA), SIGPAC, campaign in use (the service does not publish its year), licence CC BY 4.0. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; FEGA, SIGPAC, campaign in use on the day it was read (the service does not publish its year); RD 1047/2022 and Ley 19/1995 (BOE)

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CHAPTER 3 · ASSESSMENT

The ground

Check first

ASSESSMENT OF PAGES 30–40

3 context 3 check first

To keep in mind: Average slope 16%, steepest 74%, read from the cells of the terrain model. 15% of the plot is steeper than 30%. The plot lies across a contact between 2 units of the IGME geological map; most of it, about 73%, is on mixed ground: red clays, sands and conglomerates. Still to verify: ground strength.

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Slope of the ground.** Average slope 16%, steepest 74%, read from the cells of the terrain model. 15% of the plot is steeper than 30%.	p. 30
CHECK FIRST	**Geology and ground.** The plot lies across a contact between 2 units of the IGME geological map; most of it, about 73%, is on mixed ground: red clays, sands and conglomerates.	p. 32
CONTEXT	**Seismicity.** The seismic building code (NCSE-02) gives Torrox a basic seismic acceleration of 0.18 g.	p. 34
CONTEXT	**Earthquakes and tsunamis.** The plot is 90 m from the coastal boundary line (deslinde), between 13 and 31 m above sea level; the IGN catalogue records 4 tsunamis on the coast of Málaga.	p. 37
CONTEXT	**Radon.** The Catastro records a house built in 2019 on the plot, and this report has no radon measurements of the house: only a measurement shows how much radon there is inside.	p. 40
CHECK FIRST	Still to verify: ground strength.	p. 86–87

TO SETTLE BEFORE A DEPOSIT

- A land surveyor (ingeniero técnico en topografía). A survey with contour lines if you plan to build or put in a pool. (page 30)

What we would do next

1 **The seller:** Whether radon has been measured in the house and with what result: a valid measurement uses detectors from an accredited laboratory left in place for at least two months (page 40)

The 11 data pages of this chapter


p. 30


p. 31


p. 32


p. 33

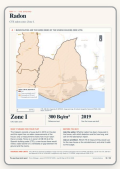

p. 34


p. 35–36


p. 36


p. 37


p. 38


p. 39


p. 40

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

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Slope of the ground

Average slope on the plot: 16%.

A / SLOPE AND CONTOURS AROUND THE PLOT



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16%
Average slope on the plot

15%
Ground steeper than 30%

18 m
Drop across the plot

WHAT IT MEANS FOR YOUR PLOT

Average slope 16%, steepest 74%, read from the cells of the terrain model. 15% of the plot is steeper than 30%.

In the elevation model the ground falls towards the south (sunny side). That is the aspect of the ground, not a count of sunshine hours: trees, buildings and nearby hills can shade it. Sunshine hours are on page 72.

Heights between 13 and 31 m; a drop of 18 m inside the boundary.

BEFORE YOU BUY

A land surveyor (ingeniero técnico en topografía). A survey with contour lines if you plan to build or put in a pool.

Town hall (ayuntamiento). Whether the plan limits building by slope, and how it measures it.

An architect. A rough cost of walls, access and earthworks.

SOURCES AND LIMITS TerrenoCheck, from the IGN terrain model (MDT). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; Digital terrain models MDT05 and MDT25 (PNOA-LiDAR), © Instituto Geográfico Nacional, CC BY 4.0. Read on 17/10/2026. Image retrieved: 2026-10-17.

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THE GROUND

Slope of the ground: the data

Check first

Measurement

Slope on the plot	**Average slope 16%, steepest 74%, read from the cells of the terrain model.**
Heights	**Between 13 and 31 m above sea level; a drop of 18 m inside the boundary.**
Ground steeper than 30%	**15% of the plot is steeper than 30%.**
Height of each corner	**A 28 m; B 27 m; C 14 m; D 13 m; E 23 m; F 22 m; G 24 m; H 23 m; I 23 m; J 31 m. A guide, not a levelling survey.**
Profile of side C–D	**From 14 m at C to 13 m at D over 227 m: a net slope of 0% between the two ends, on the plot's longest side.**
Aspect	**In the elevation model the ground falls towards the south (sunny side). That is the aspect of the ground, not a count of sunshine hours: trees, buildings and nearby hills can shade it. Sunshine hours are on page 72.**
Contour lines	**Every 2 m; the bolder ones every 10 m.**

What each class means

Under 5%	**Almost flat ground in the model. Earthworks depend on the design, the soil and the drainage.**
5–15%	**A gentle slope. Whether terracing or levelling is needed, and how much, depends on the design, the topographic survey and the ground investigation.**
15–30%	**A marked slope. Retaining walls or adapted access may be needed; only the design, with a survey and a ground investigation, says whether that is so and what it costs.**
Over 30%	**Some municipal plans limit building on steep slopes. The threshold and the way it is measured vary from one municipality to another.**

Scope and limits of the data

Model	**Heights from the IGN's Digital Terrain Model, a 5 m grid made from the PNOA LiDAR flight, in whole metres and read in pixels of about 4 m. The flight date varies from one area to another.**
Calculation	**The slope is measured over a base of about 14 m and smoothed with the neighbouring cells: the maximum is that of the smoothed model, and there may be steeper stretches.**
Accuracy	**Walls, banks and small terraces do not show: this is the shape of the ground, not a topographic survey.**

How it was measured. Slope on the elevation model over a base of about 14 m; classes of 5, 15, 30 and 50%.

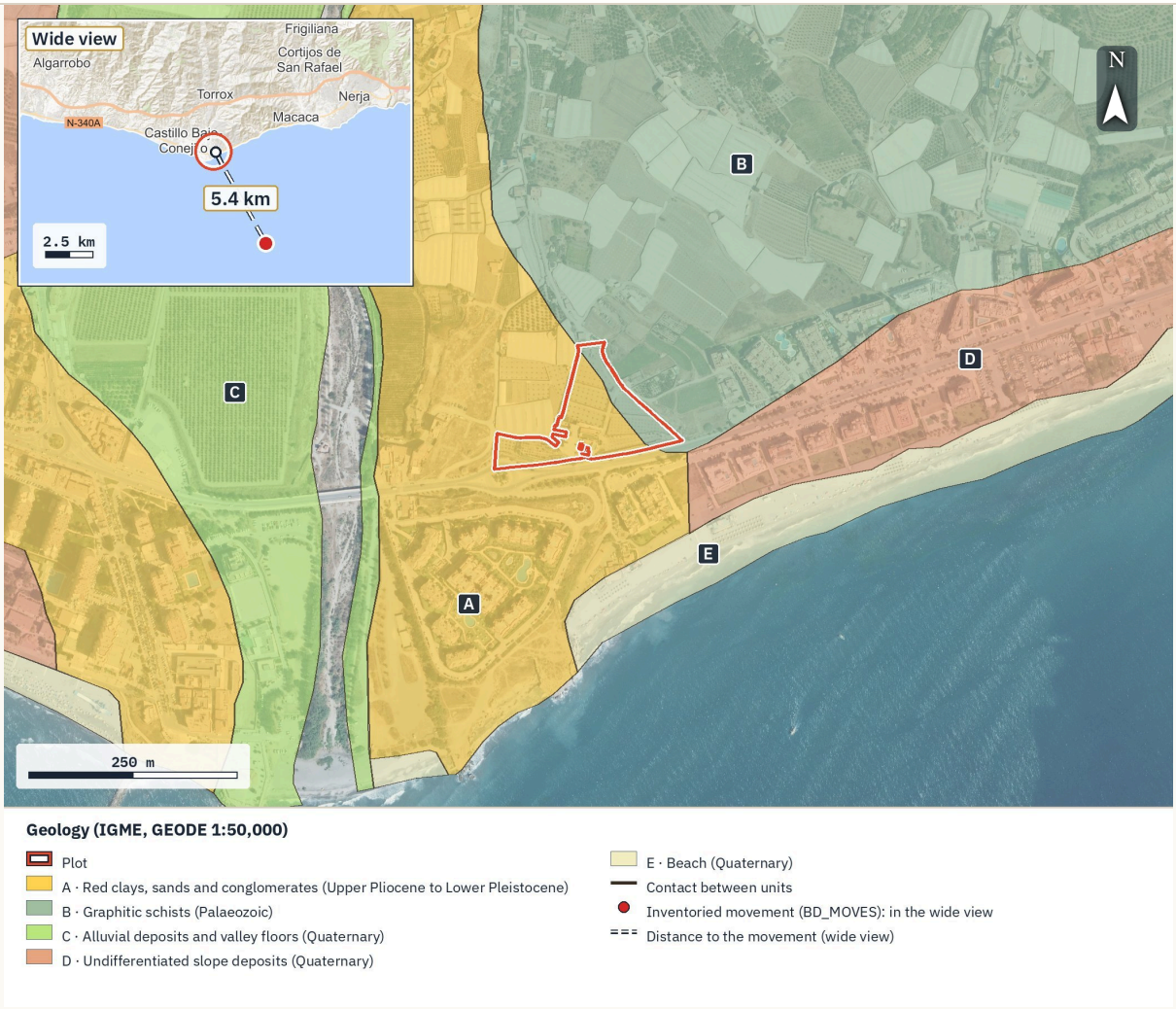
Digital terrain models MDT05 and MDT25 (PNOA-LiDAR), © Instituto Geográfico Nacional, CC BY 4.0. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; TerrenoCheck

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Geology and ground

The plot lies across a contact between 2 units of the IGME geological map; most of it, about 73%, is on mixed ground: red clays, sands and conglomerates.

A / GEOLOGICAL MAP UNITS AND INVENTORIED GROUND MOVEMENTS



2 units
Under the plot

5.4 km
Nearest inventoried ground movement

Non-clay
Regional clay map · 1:1,000,000 · does not establish the soil on this plot

WHAT IT MEANS FOR YOUR PLOT

On about 73% of the plot (A), the map shows mixed ground (clay with sand, gravel or conglomerate): its density changes from one spot to the next, and where the clay dominates it can settle under load and change volume with moisture. The geotechnical study checks it on the plot.

BEFORE YOU BUY

A geologist or geotechnical engineer. A geotechnical study of the plot; before you buy, if the price depends on being able to build.

The town hall (ayuntamiento). Whether there are geotechnical studies of neighbouring plots, and whether subsidence, landslides or fills are known in the area.

The seller. Whether there are cracks in walls or floor slabs, old fills or wells on the property.

SOURCES AND LIMITS IGME (GEODE 1:50,000, BD_MOVES). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Origen de los datos: ©CN Instituto Geológico y Minero de España (IGME). Read on 17/10/2026. Image retrieved: 2026-10-17.

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THE GROUND

Geology and ground: the data

Check first

More on the map

Expansive clay, regional map at 1:1,000,000: non-clay ground. Surface deposits lie on top, and this map does not classify them. At its scale that regional map does not pick up the clay that the 1:50,000 geological map draws under the plot.

What lies under the plot

Unit A (about 73% of the plot)	**Red clays, sands and conglomerates. Alluvial fans. Age: Upper Pliocene to Lower Pleistocene (Neogene to Quaternary).**
Unit B (about 27% of the plot)	**Graphitic schists. Locally quartzites and quartz-mica schists. Medium-grade metamorphism (staurolite + garnet + kyanite). Age: Palaeozoic.**
Expansive clay (regional map)	**1:1,000,000 map: non-clay ground. Surface deposits lie on top, and this map does not classify them. At its scale that regional map does not pick up the clay that the 1:50,000 geological map draws under the plot.**
Nearest ground movement	**5.4 km away, to the south-east. Landslide, "63, Alborán Basin", state in the inventory: relict (inactive; according to the IGME, formed thousands of years ago in conditions unlike today's), certainty of the location: high. It is under the sea: its head lies 195 m below sea level. Being near it says nothing on its own about the ground of the plot.**

What it means for the foundations

For the foundations	**A (about 73%). Mixed ground (clay with sand, gravel or conglomerate): its density changes from one spot to the next, and where the clay dominates it can settle under load and change volume with moisture. B (about 27%). Rock that splits into slabs (schist, slate): it breaks along its planes and is usually weathered near the surface; the geotechnical study says whether it can carry the building. The measured slope points to unfavourable ground (DB SE-C, table 3.2): i) ground sloping more than 15° (a 27% gradient; the plot's own slope is on page 30); it is a pointer, and the geotechnical study sets the group. On such ground, extra investigation points are added in the problem areas.**
Geotechnical study	**A new house or other building covered by the Spanish building code (CTE) needs a geotechnical study at the start of the design, with at least three investigation points. The project designer or another competent technician signs it (CTE, DB SE-C, 3.1 and 3.2.1).**

Scope and limits of the data

Scale	**1:50,000 map: one millimetre is 50 m, and a contact can be tens of metres out. It draws only large fills, without their thickness, and shows neither the depth of each layer nor groundwater.**
Clay	**Regional 1:1,000,000 map: a warning for the area, not a fact about the plot.**
Inventory	**BD_MOVES gathers the movements the IGME knows of from studies, press reports and other reports, and it is still being built. Having none nearby does not prove the ground is stable.**
Date of the data	**IGME catalogue record: 11/03/2026. The MAGNA sheets that GEODE joins date from 1972 to 2020. Read on 17/10/2026.**

How it was measured. Units of the 1:50,000 map that touch the plot, with their approximate share of its area; nearest inventoried movement, searched in widening radii, distance edge to edge.

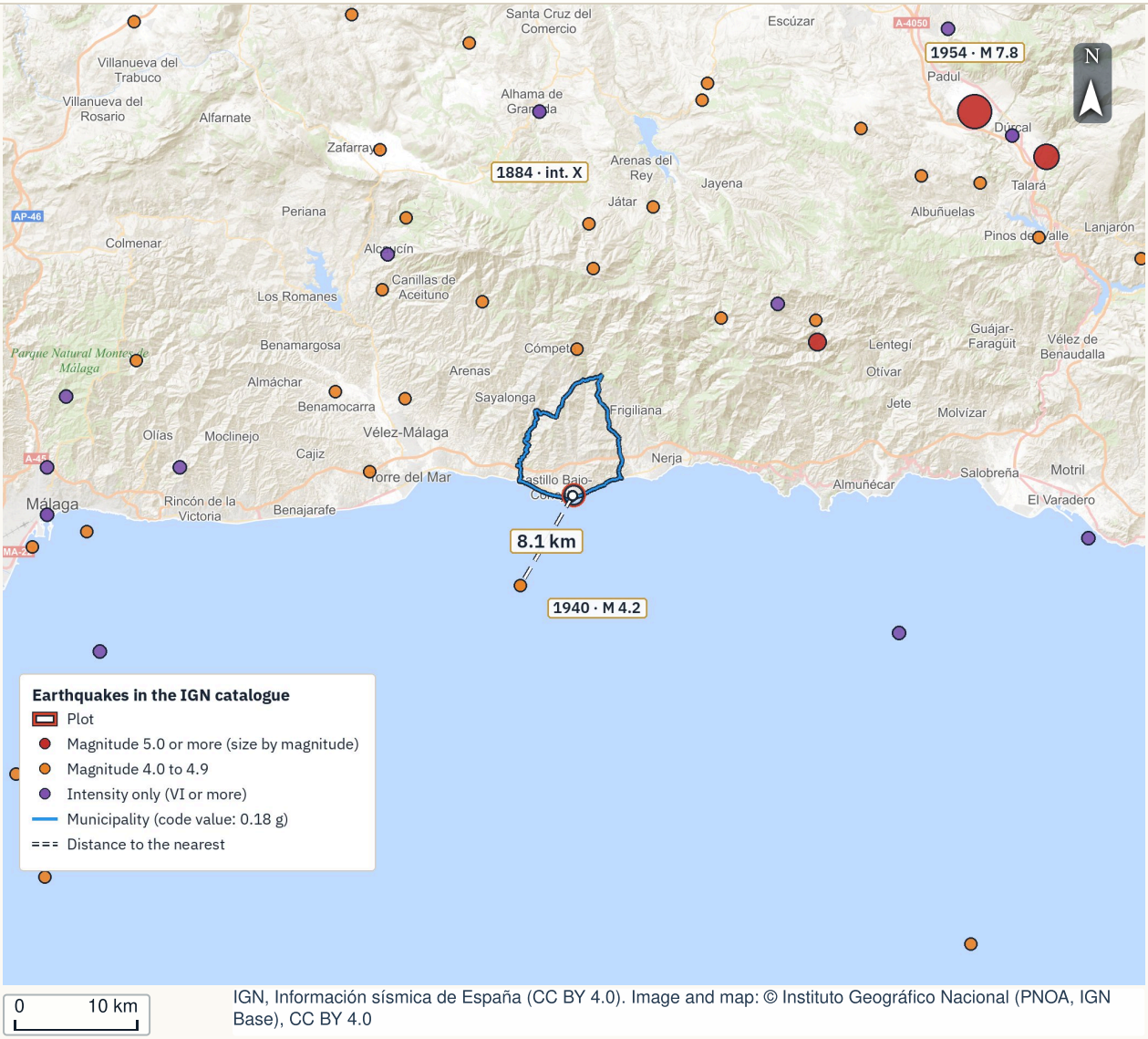
IGME, GEODE 1:50,000, expansive-clay map 1:1,000,000 and BD_MOVES. Data source: ©CN IGME. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Origen de los datos: ©CN Instituto Geológico y Minero de España (IGME)

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Seismicity

The seismic building code (NCSE-02) gives Torrox a basic seismic acceleration of 0.18 g.

A / SIGNIFICANT EARTHQUAKES AND THE MUNICIPALITY'S VALUE



IGN, Información sísmica de España (CC BY 4.0). Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0

0.18 g
Basic seismic acceleration

8.1 km
Nearest significant earthquake

0.19 g
IGN 2015 hazard study

WHAT IT MEANS FOR YOUR PLOT

The nearest significant earthquake in the IGN catalogue dates from 1940, with magnitude 4.2 (MD) and maximum intensity IV, 8.1 km away. The intensity is that of the worst-hit place, not of the plot.

BEFORE YOU BUY

Ask an architect. At 0.18 g, what design acceleration your house would have on this ground, what structure they propose and how much it adds to the cost. Also whether to design for the 0.19 g of the IGN 2015 study rather than the code minimum. The design acceleration depends on the ground, so it needs a geotechnical study.

SOURCES AND LIMITS IGN, Información sísmica de España (CC BY 4.0). Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; NCSE-02 (annex to Real Decreto 997/2002). Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0. Read on 17/10/2026. Image retrieved: 2026-10-19.

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THE GROUND

Seismicity: the data

Context

More on the map

At 0.18 g, a new house must be designed for earthquakes; with load-bearing masonry walls, it may have two storeys at most. This is the municipality's value, not the design value for the building, which also depends on the ground and on the building. Highest in Spain: 0.25 g.

Highest intensity within 50 km: X (very destructive), 25/12/1884, about 30 km away.

Highest magnitude within 50 km: 7.8 (Mw), 29/03/1954, 43 km away; 657 km deep, at the surface it went no higher than intensity V (strong).

74 significant earthquakes within 50 km in the full IGN catalogue, between 1494 and 2026.

Seismic building code

Basic seismic acceleration	**Torrox: 0.18 g, with a contribution coefficient K = 1.0, which allows for the different kinds of earthquake expected in the area (section 2.1). Listed in annex 1 of the NCSE-02.**
Building project	**The written report (memoria) of every building project has a section on seismic actions ("Acciones sísmicas"), needed for the professional body's stamp (visado) and for the building licence (section 1.3.1).**
What the code requires	**At 0.18 g, the code applies to buildings of normal importance, such as a house; not to buildings of moderate importance (whose collapse would be unlikely to cause casualties). Masonry buildings (load-bearing walls of brick or concrete blockwork, or similar) may have at most two storeys, and adobe, rammed earth (tapial) and dry-stone masonry are not allowed. The effect of an earthquake must be allowed for on potentially unstable ground (section 1.2.3).**
IGN study of 2015	**0.19 g at the centre of the plot, on rock and for a 475-year return period, in the IGN seismic hazard map (Áreas de peligrosidad 2015-PGA-475) proposed by the national annex of Eurocode 8. It is for information only: the designer starts from the code's basic seismic acceleration of 0.18 g, from the 2002 map, and works out the design acceleration from it, the ground and the code's factors.**

Method: Code value read at the centre of the plot. Earthquakes of magnitude 4.0 or more or of intensity VI or more, searched in widening radii. Sources: IGN, Información sísmica de España, CC BY 4.0; NCSE-02 (annex to Real Decreto 997/2002). Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; IGN layer; IGN, Información sísmica de España, earthquake catalogue

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THE GROUND

Seismicity: the data (continued)

Context

Recorded earthquakes

Nearest	**Magnitude 4.2 (MD) and maximum intensity IV (largely observed) on 05/07/1940, 8.1 km from the plot, in the Alborán Sea zone (Mar de Alborán).**
Highest intensity within 50 km	**Maximum intensity X (very destructive) on 25/12/1884, about 30 km from the plot, near Arenas del Rey (Granada).**
Highest magnitude within 50 km	**Magnitude 7.8 (Mw) on 29/03/1954, 43 km from the plot, near Dúrcal (Granada). The focus was 657 km deep. That is why, despite its magnitude, the shaking at the surface went no higher than intensity V (strong).**
Within 50 km	**74 significant earthquakes within 50 km in the IGN catalogue, between 1494 and 2026.**

Scope and limits of the data

Value by municipality	**The code gives one value per municipality, not per plot. Its map dates from 2002 and keeps the municipal boundaries of that time.**
Return period	**475 years is neither a deadline nor a prediction. It is the shaking exceeded on average once every 475 years: a 10 % chance of exceeding it in 50 years.**
Catalogue	**Earthquakes of magnitude 4.0 or more or of maximum intensity VI or more. In brackets, the magnitude type (Mw, mb, mbLg, MD): they are not all calculated the same way.**
Intensity	**EMS-98 scale, from I to XII, at the worst-hit place, not at the plot. At V the shaking is strong, at VI there is slight damage and at VII many adobe or stone buildings crack.**
Epicentres	**The catalogue names the municipal centre nearest the epicentre. Before 1900, or without a magnitude, the position comes from the damage described and may be several kilometres out; its distance is given rounded.**
Record of each earthquake	**The record and, where it exists, the intensity felt in each town, at www.ign.es/web/ign/portal/sis-catalogo-terremotos.**

Method: Code value read at the centre of the plot. Earthquakes of magnitude 4.0 or more or of intensity VI or more, searched in widening radii. Sources: IGN, Información sísmica de España, CC BY 4.0; NCSE-02 (annex to Real Decreto 997/2002). Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; IGN layer; IGN, Información sísmica de España, earthquake catalogue

Earthquakes and tsunamis

Basic seismic acceleration: 0.18 g.

A / THE PLOT, ITS HEIGHT AND ITS DISTANCE TO THE COASTAL BOUNDARY (DESLINDE)



Deslinde: MITECO, CC BY 4.0. Map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0

0.18 g
Basic seismic acceleration

90 m
Distance to the coastal boundary (deslinde)

4 records
Tsunamis on the Málaga coast

WHAT IT MEANS FOR YOUR PLOT

The plot is 90 m from the coastal boundary line (deslinde), between 13 and 31 m above sea level; the IGN catalogue records 4 tsunamis on the coast of Málaga. No State rule sets a minimum distance between a house and a fault; earthquakes are covered by the seismic building code NCSE-02, which gives Torrox a basic seismic acceleration of 0.18 g (page 34). The active-fault map is not included.

BEFORE YOU BUY

Geotechnical engineer. The project's geotechnical study covers the site's problems and the municipality's seismicity (CTE DB SE-C, 3.1); before the foundations are poured, the ground is checked for visible faults (4.6.2 d).

Town hall. Whether the local plan marks natural hazards on the plot. Municipal tsunami plans hold the town's risk map, evacuation routes and refuge areas (RD 1053/2015, section 5.4).

SOURCES AND LIMITS Deslinde: MITECO, CC BY 4.0. Map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; IGN, Catalogue of tsunamis on the Spanish coast (2026 edition; ign.es); State tsunami plan (BOE-A-2021-8361). Coastal deslinde (chapter 5). Read on 16/10/2026. Image retrieved: 2026-10-17.

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THE GROUND

Earthquakes and tsunamis: the data

Context

More on the map

Ask the town hall (ayuntamiento) whether the town has a tsunami action plan and where the evacuation route from the plot runs.

No State rule sets a distance from faults, but the building code (CTE) asks for the ground to be checked for visible faults before the foundations are poured (CTE DB SE-C, 4.6.2 d): ask for it in the geotechnical study.

Faults and earthquakes

Code value	**Torrox: 0.18 g of basic seismic acceleration (NCSE-02). Nearby earthquakes and the applicable code are on page 34.**
Distance to a fault	**Neither the seismic code NCSE-02, the building code (CTE) nor the State land law sets a minimum distance between a house and a fault.**
Town planning	**The plan for a new urbanisation must include a natural-hazards map, and land with natural hazards must be kept out of the urbanisation (State land law, RDL 7/2015, arts. 22.2 and 21.2 a).**

Tsunamis

Coast	**90 m from the coastal deslinde (page 48), between 13 and 31 m above sea level.**
Records	**1680: Rough sea in Málaga (Spain; reliability: questionable); 1954, 1980 and 2003: recorded by tide gauges. The largest wave recorded in the catalogue entries near this coast: 5 m (1680).**
State plan	**On the Mediterranean coast of Andalusia the largest tsunami in the plan would come from the South Alboran fault: over 5 m in Málaga and Melilla, arriving in about 20 minutes. These are worst-case scenarios from a deterministic model: the plan gives them no probability.**
IGN warnings	**Tsunami warnings are issued by stretch of coast; in this province: MA01 Manilva–Mijas, MA02 Fuengirola–Nerja.**

How it was measured. Distance from the plot's edge to the coastal deslinde read on page 48; within 5 km the tsunami catalogue is read by province. The acceleration is the one of page 34.

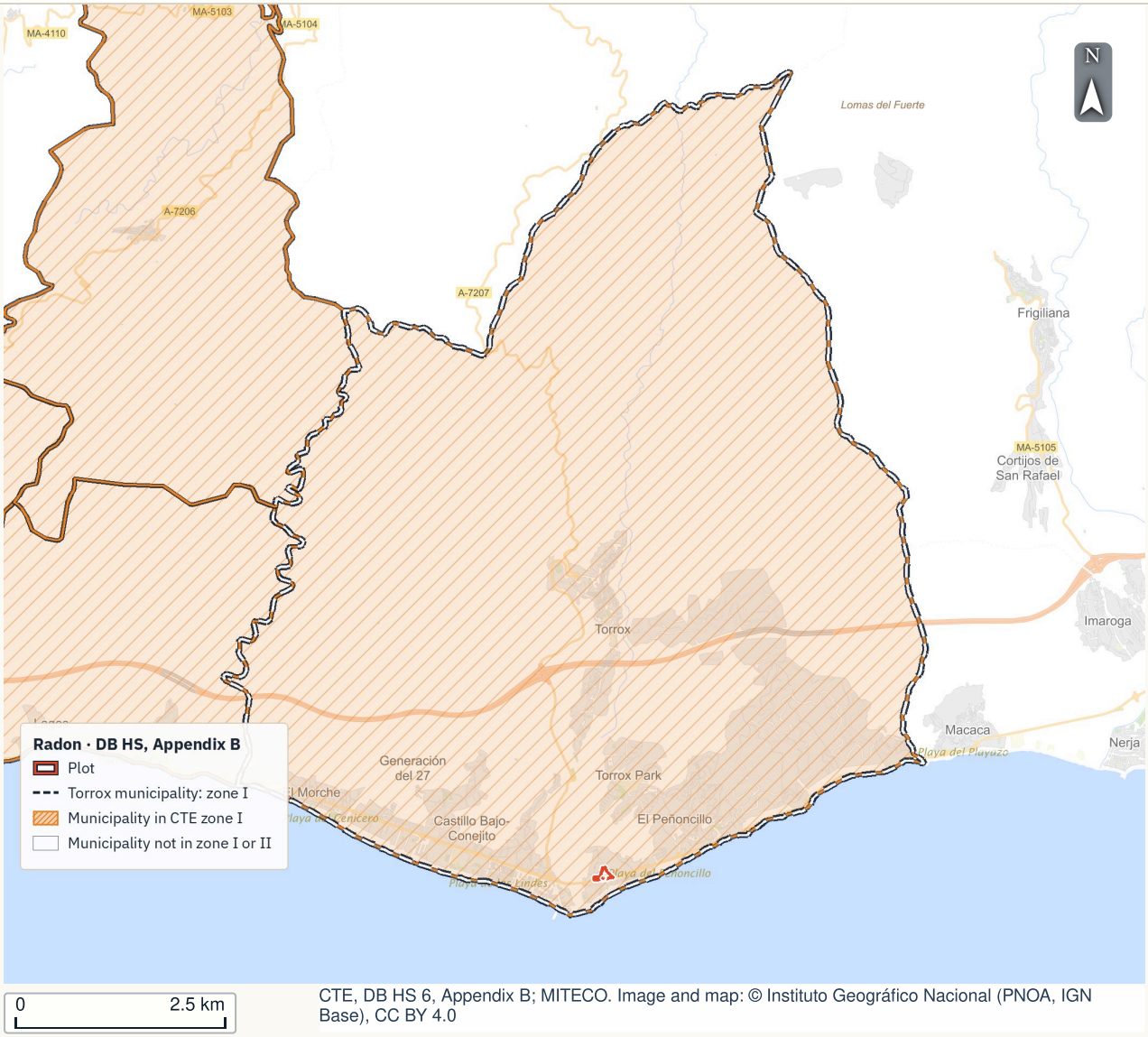
IGN, Catalogue of tsunamis on the Spanish coast (2026 edition; ign.es); State tsunami plan (BOE-A-2021-8361); MITECO, coastal deslindes (page 48); NCSE-02 (RD 997/2002), IGN value (page 34), CC BY 4.0. Map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; CTE DB SE-C; RDL 7/2015; RD 1053/2015

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Radon

CTE radon zone: Zone I.

A / MUNICIPALITIES AND THE RADON ZONES OF THE SPANISH BUILDING CODE (CTE)



CTE, DB HS 6, Appendix B; MITECO. Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0

Zone I

CTE radon zone

300 Bq/m³

Reference level

2019

Year the house was built

WHAT IT MEANS FOR YOUR PLOT

The Catastro records a house built in 2019 on the plot, and this report has no radon measurements of the house: only a measurement shows how much radon there is inside. Torrox is in zone I of DB HS 6 of the Spanish building code (CTE); a new house there would need a radon barrier or a ventilated air gap between the ground and the rooms.

BEFORE YOU BUY

Ask the seller. Whether radon has been measured in the house, with which detectors and for how long, and ask for the laboratory's report.

Ask an architect. Which HS 6 measure they would use for the new house or the refurbishment, and what it adds to the budget.

SOURCES AND LIMITS CTE, DB HS 6, Appendix B; MITECO. Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; CTE, DB HS 6 and Appendix B, text of 14/06/2022, codigotecnico.org. Read on 17/10/2026. Image retrieved: 2026-10-19.

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THE GROUND

Radon: the data

Context

More on the map

The zone covers the whole of Torrox municipality; it is not a measurement on the plot.

To measure the house: detectors left for at least two months in bedrooms and living rooms, analysed by an accredited laboratory.

If an existing building has measured levels above 600 Bq/m³, the zone II measures apply to an extension, a change of use or a refurbishment that affects its radon protection, even though the municipality is in zone I (paragraph 3, sub-paragraph 4).

The municipality's radon zone

Municipality	**Torrox (Málaga), INE code 29091. It is in zone I of Appendix B. The zone covers the whole municipality: it is not a measurement on the plot or in the house.**
What Appendix B lists	**The municipalities where, on the Consejo de Seguridad Nuclear's measurements, a building without protection is likely to exceed the reference level: an annual average of 300 Bq/m³ of radon in the rooms (Appendix B, paragraph 1; HS 6, paragraph 2).**

What it requires of building work

New house	**A radon barrier between the ground and the habitable rooms, or a ventilated air gap separated from them by a closure without cracks (HS 6, paragraph 3, sub-paragraph 1 a). Other measures that protect as well or better are also valid.**
Barrier	**A membrane at least 2 mm thick with a radon diffusion coefficient below 10^{-11} m²/s needs no thickness calculation (paragraph 3.1.1, sub-paragraph 2). It must still be continuous, with joints, junctions and pipe penetrations sealed and no cracks (sub-paragraph 3). It is one part of the measure, which the building project defines and justifies.**
Existing house	**An existing building does not have to be adapted just because it exists. The rule does apply to the new part of an extension, to whatever changes use and to the refurbished area if the works change its radon protection (paragraph 1); in an existing building other measures are allowed (paragraph 3, sub-paragraph 3).**
If there are measurements	**For works on an existing building with measurements taken under Appendix C, the zone I measures are enough between 300 and 600 Bq/m³; above 600 Bq/m³, the zone II measures apply (HS 6, paragraph 3, sub-paragraph 4).**

Scope and limits of the data

How it is measured	**Detectors in bedrooms and living rooms, left in place for at least two months and analysed by a laboratory accredited by ENAC or another national accreditation body designated under EU rules. In winter climate zones C, D and E, preferably during the heating season (DB HS, Appendix C, paragraphs 2.2, 3.1 and 3.3).**
Measurements	**This report has read no radon measurements of the plot or its surroundings. The zone comes only from Appendix B, which classifies whole municipalities by the likelihood of exceeding the reference level, not individual plots.**

How it was measured. Municipality read at the plot's centre; its zone looked up in the Appendix B table by INE code.

CTE, DB HS 6 and Appendix B, text of 14/06/2022, codigotecnico.org; MITECO, municipal boundaries, gis.miteco.gob.es. Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0; CTE, DB HS (text of 14/06/2022), Appendix B; CTE, DB HS (text of 14/06/2022), section HS 6, paragraphs 1 and 3

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CHAPTER 4 · ASSESSMENT

Water and flooding

Check first

ASSESSMENT OF PAGES 42–46

1 in your favour | 2 check first

To keep in mind: the plot is over a groundwater body in poor quantitative and chemical status (Río Torrox), and in the nitrate-vulnerable zone Aluvial del Río Vélez, Río Algarrobo y Torrox (it limits fertiliser and manure where the land is farmed). Still to verify: flooding from the sea.

110 m	Poor	34 m	Inside
Flood zone T = 500 years	Groundwater quantity status	Watercourse control zone	Nitrate-vulnerable zone

What the data says

READING	FINDING	PAGE
IN YOUR FAVOUR	**Flood zones.** No mapped river flood zone overlaps the plot; the nearest (T = 500 years) is 110 m from the plot.	p. 42
CHECK FIRST	**Groundwater.** The plot is over a groundwater body in poor quantitative and chemical status (Río Torrox), and in the nitrate-vulnerable zone Aluvial del Río Vélez, Río Algarrobo y Torrox (it limits fertiliser and manure where the land is farmed).	p. 44
CHECK FIRST	Still to verify: flooding from the sea.	p. 86–87

TO SETTLE BEFORE A DEPOSIT

- The river basin authority. Whether the property has a well or a water right entered in the Registro de Aguas (water rights register) or the Catálogo de aguas privadas, and for what volume (the Water Act, Ley de Aguas, Article 80); which nitrate action programme applies in the zone. (page 44)

What we would do next

1. **The Junta de Andalucía (Consejería de Agricultura, Pesca, Agua y Desarrollo Rural):** Whether the property has a well or a water right in the Registro de Aguas or the Catálogo de aguas privadas (water registers), and what the basin plan allows here (page 44)

The 5 data pages of this chapter



p. 42



p. 43



p. 44



p. 45–46



p. 46

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

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Flood zones

No mapped river flood zone overlaps the plot;
the nearest (T = 500 years) is 110 m from the plot.

A / RIVER FLOOD ZONES AROUND THE PLOT



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110 m
Flood zone T = 500 years

34 m
Watercourse control zone

115 m
Preferential flow zone

WHAT IT MEANS FOR YOUR PLOT

The plot touches no SNCZI layer: the 10-, 100- and 500-year flood zones, preferential flow, watercourse and control zone. Being outside does not rule out floods from unstudied streams or from rain.

Source study: Estudio hidráulico para la Ordenación de las Cuencas de la Costa del Sol Oriental, approved on 01/03/2022.

River basin authority: the Junta de Andalucía (Consejería de Agricultura, Pesca, Agua y Desarrollo Rural; www.juntadeandalucia.es).

BEFORE YOU BUY

River basin authority. The Junta de Andalucía (Consejería de Agricultura, Pesca, Agua y Desarrollo Rural; www.juntadeandalucia.es): whether the plot is in a flood zone, a preferential flow zone or a control zone, and whether your works need permission.

Town hall (ayuntamiento). Whether the zoning plan limits uses or heights because of flood risk.

Seller. Whether the property has ever flooded, whether any insurance claims were made and what policy it has.

SOURCES AND LIMITS MITECO, SNCZI (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 16/10/2026. Image retrieved: 2026-10-17.

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WATER AND FLOODING

Flood zones: the data

In your favour

Measured distances

T = 500 years	**110 m away, to the west, Río Torrox.**
T = 100 years and preferential flow	**115 m away, to the west, Río Torrox. They match once the distance is rounded.**
T = 10 years	**130 m away, to the west, Río Torrox.**
Control zone (estimated)	**The 100 m strip along the estimated watercourse: 990 m away, to the north, Río Torrox. The surveyed watercourse's zone is nearer: see the row for the surveyed public water domain.**
Public water domain (DPH), estimated, not surveyed	**1.0 km away, to the north, Río Torrox.**
DPH, officially surveyed (deslinde)	**135 m away, to the west, Río Torrox. Its control zone (zona de policía, 100 m) is 34 m from the plot.**

What each zone means

Return period	**A T = 100 years zone floods on average once a century: a 1% chance each year. T = 500 covers exceptional floods (Real Decreto 903/2010).**
Preferential flow zone	**The main flood channel (vía de intenso desagüe) and the strip where the 100-year flood would cause serious damage (water over 1 m deep, faster than 1 m/s, or the two multiplied above 0.5 m^2/s). New building is restricted there (the regulation on the public water domain, Reglamento del DPH, Articles 9.2 and 9 bis to 9 quáter).**
Control zone (zona de policía)	**A 100 m strip on each side of the watercourse (Ley de Aguas, Article 6.1(b)). Building or moving earth in it needs, depending on the works, prior permission or a declaración responsable filed with the river basin authority: a signed statement that the works comply, after which they may start without waiting for a permit (Reglamento del DPH, Article 9.4, which refers to Article 78 onwards). It applies along every public watercourse; the SNCZI draws it only on the stretches it studied.**
Insurance	**The Consorcio covers extraordinary flooding with an in-force, paid-up policy in a class carrying its surcharge (fire, multi-risk or other property damage), for the same property and sums (RDL 7/2004, arts. 6–8). Natural events have a 7-calendar-day waiting period from issue or later inception. Exceptions cover uninterrupted replacement (excluding increased or new cover), automatic revaluation and proven inability to insure earlier because no insurable interest existed (RD 300/2004, art. 8).**

Scope and limits of the data

What it covers	**River flooding only, on the stretches of river that were studied. Small streams, dry riverbeds (ramblas) and gullies are often not mapped: being far from a drawn zone does not mean there is no risk. Flooding from the sea and from rain falling on the plot itself are not included.**
Watercourse	**The watercourse is public water domain (dominio público hidráulico, DPH) by law, with or without a boundary survey: the ground covered by the highest ordinary floods (Ley de Aguas, Articles 2 and 4). The "estimated" layer approximates that limit; only the "DPH, officially surveyed" stretches have an approved boundary survey (Article 95).**
Accuracy	**Cell of the study's model: MDT 10 × 10 m; this is not the accuracy of the line.**
Age	**Base mapping from 12/2005; study approved on 01/03/2022. Later works or infilling do not show.**

Method: Nearest zone of each layer, searched in widening circles; distance from edge to edge. Sources: MITECO, Sistema Nacional de Cartografía de Zonas Inundables (SNCZI), licence CC BY 4.0 (source: Ministerio para la Transición Ecológica y el Reto Demográfico). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0

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Groundwater and nitrates

Groundwater quantity status: Poor.

A / GROUNDWATER BODIES AND NITRATE-VULNERABLE ZONES AROUND THE PLOT



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Poor
Groundwater quantity status

Inside
Nitrate-vulnerable zone

15.4 mg/l
Nitrates, monitoring point

WHAT IT MEANS FOR YOUR PLOT

The plot is over the groundwater body (masa de agua subterránea) Río Torrox, in poor quantitative and chemical status under the river basin plan 2022-2027 (data from 2016–2019), which sees it at risk of not reaching good quantitative and chemical status. It is in the nitrate-vulnerable zone Aluvial del Río Vélez, Río Algarrobo y Torrox.

BEFORE YOU BUY

The river basin authority. The Junta de Andalucía (Consejería de Agricultura, Pesca, Agua y Desarrollo Rural; www.juntadeandalucia.es): whether the property has a well or a water right entered in the Registro de Aguas (water rights register) or the Catálogo de aguas privadas, and for what volume (Ley de Aguas, Article 80); which nitrate action programme applies in the zone.

The seller. The well's papers, if there is one: registration or notification, volume and use.

SOURCES AND LIMITS MITECO (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 17/10/2026. Image retrieved: 2026-10-17.

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WATER AND FLOODING

Groundwater and nitrates: the data

Check first

More on the map

A well of up to 7,000 m³ a year for the property's own use goes through the Junta de Andalucía, which sets the procedure in its basin; above that volume a concession is needed (Ley de Aguas, Real Decreto Legislativo 1/2001, Articles 54.2 and 59).

Groundwater body beneath the plot

Body	**Río Torrox (ES060MSBT060-026), river basin district Cuencas Mediterráneas Andaluzas.**
Quantitative status	**Poor (data from 2016–2019); the plan's objective: good status in 2022-2027.**
Chemical status	**Poor (data from 2016–2019); the plan's objective: good status in 2022-2027.**
Declaration	**It has not been declared at risk (Ley de Aguas, Real Decreto Legislativo 1/2001, Article 56). With that declaration, a new well would need the river basin authority's authorisation (Reglamento del DPH, Article 84.2). The plan, on the other hand, does see it at risk of not reaching good quantitative and chemical status. The rules of the Cuencas Mediterráneas Andaluzas river basin plan (BOJA no. 199, 17/10/2023) put it under preventive control (Article 39 and Appendix 15): any new abstraction needs a prior report that it is compatible with the plan before it can be authorised.**
Saltwater intrusion	**The plan reported no saltwater-intrusion impact in this body to the European Commission. Its rules set the thresholds used to watch for intrusion: chloride 148 mg/l, sulphate 160 mg/l and conductivity 1,720 µS/cm (Article 41 and Appendix 16). If there is a well, compare an analysis of its water with them.**
Limit of the data	**The plan maps regional bodies: it does not say whether there is water under this property, or how much. Estimating it takes a hydrogeological study with a test borehole and a pumping test, and even then the yield can change over the years.**

Method: Groundwater body beneath the plot or the nearest one, searched in growing radii up to 60 km; the same for the vulnerable zones; nearest active monitoring point up to 30 km. Sources: Ministerio para la Transición Ecológica y el Reto Demográfico (MITECO), WFS service: groundwater bodies and their status (river basin plans 2022-2027), bodies declared at risk, nitrate-vulnerable zones (July 2025) and the nitrate monitoring network 2020-2023, licence CC BY 4.0. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0

WATER AND FLOODING

Groundwater and nitrates: the data

Check first

Nitrates

Vulnerable zone	**Inside the zone Aluvial del Río Vélez, Río Algarrobo y Torrox, designated by the Junta de Andalucía (published on 20/02/2008; MITECO layer of July 2025).**
Monitoring point	**Conejitos (S-1(01613) SGOP), 220 m away, in the same body: mean 15.4 mg/l in 2020-2023 (max. 33.7). Above 37.5 mg/l groundwater counts as affected by nitrates (RD 47/2022, Article 3.2 b). This is the water at that point, not on this plot; only a well's own analysis tells what a well here would give.**

What it means

Well of up to 7,000 m³/year	**In this groundwater body under preventive control, an abstraction of up to 7,000 m³/year requires prior authorisation from the Andalusian water authority (Cuencas Mediterráneas Andaluzas river basin plan, art. 53.1). Any new abstraction requires a prior report of compatibility with the plan before authorisation (art. 39.3). The volume adds up every well on the property; above the limit a concession is required (Ley de Aguas, arts. 54.2 and 59).**
Watercourses and distances	**Within 100 m of a watercourse (the control zone, zona de policía) a well needs authorisation. Unless the river basin plan says otherwise, with a peak instantaneous flow below 0.15 l/s it must be 10 m from another well on urban land (suelo urbano) and 20 m on non-developable land (suelo no urbanizable, which many regions now call suelo rústico, rural land); with more flow, 100 m (Reglamento del DPH, Article 87.2).**

On purchase	**If the property already has a well for its own use, the change of owner has to be recorded with the Junta de Andalucía: ask how it is done.**
In a vulnerable zone	**Whoever farms the land follows the action programme: periods without fertiliser and a cap on manure, as a rule 170 kg of nitrogen per hectare a year (RD 47/2022, Articles 6 and 7, annexes 2 and 3).**

Method: Groundwater body beneath the plot or the nearest one, searched in growing radii up to 60 km; the same for the vulnerable zones; nearest active monitoring point up to 30 km. Sources: Ministerio para la Transición Ecológica y el Reto Demográfico (MITECO), WFS service: groundwater bodies and their status (river basin plans 2022-2027), bodies declared at risk, nitrate-vulnerable zones (July 2025) and the nitrate monitoring network 2020-2023, licence CC BY 4.0. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0

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CHAPTER 5 · ASSESSMENT

Coast, forests and drove roads

Check first

ASSESSMENT OF PAGES 48–54

2 in your favour 2 check first

To keep in mind: building on land recorded as rustic by the Catastro in the coastal zone of influence: the town hall (ayuntamiento) confirms whether it is lawful from its building licence; ask the Demarcación de Costas (State coastal office) for the deslinde plan. Still to verify: coastal regime.

90 m
Coastal boundary (deslinde)

5.0 km
Nearest public forest

1.4 km
Axis of the nearest drove road

500 m
Zone of influence, minimum width

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Coast and public domain.** Building on land recorded as rustic by the Catastro in the coastal zone of influence: the town hall confirms whether it is lawful from its building licence; ask the Demarcación de Costas (State coastal office) for the deslinde plan.	p. 48
IN YOUR FAVOUR	**Public forests.** The nearest public forest is Explotación Forestal de Nerja, 5.0 km from the plot.	p. 51
IN YOUR FAVOUR	**Drove roads.** In the MITECO's Red General de Vías Pecuarias (the national compilation of drove roads) no route crosses the plot; the nearest is the Vereda del Antiguo Camino de Vélez, 1.4 km away.	p. 53
CHECK FIRST	Still to verify: coastal regime.	p. 86–87

TO SETTLE BEFORE A DEPOSIT

- The Demarcación de Costas de Andalucía Mediterráneo (the State's coastal office in Málaga). A plan showing where the deslinde and the protection easement run across the property, and whether a revision is under way. Address and telephone: “Directorio de Demarcaciones y Servicios provinciales” on miteco.gob.es. (page 48)

What we would do next

1. **The town hall:** Under which licence the building was put up and which rules apply to it on rustic land in the coastal zone of influence (page 16)

The 7 data pages of this chapter


p. 48


p. 49–50


p. 50


p. 51


p. 52


p. 53


p. 54

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

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Coast and the coastal public domain

Coastal boundary (deslinde): 90 m.

A / COASTAL BOUNDARY SURVEY (DESLINDE) AROUND THE PLOT



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90 m
Coastal boundary (deslinde)

500 m
Zone of influence, minimum width

28 m
Distance to easement's inner limit

WHAT IT MEANS FOR YOUR PLOT

The plot is 90 m from the coastal deslinde (official boundary survey), outside the protection easement on the approved deslinde line, which draws it about 21 m wide; with the general width of 100 m (Ley 22/1988, Article 23.1), measured from the seashore, its effect is unconfirmed. Check the approved deslinde.

BEFORE YOU BUY

The Demarcación de Costas de Andalucía Mediterráneo (Málaga). A plan showing where the deslinde and the protection easement run across the property, and whether a revision is under way. Address and telephone: “Directorio de Demarcaciones y Servicios provinciales” on miteco.gob.es.

SOURCES AND LIMITS MITECO, coastal deslindes (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; Coastal deslindes of the Ministerio para la Transición Ecológica y el Reto Demográfico, CC BY 4.0. Read on 17/10/2026. Image retrieved: 2026-10-17.

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COAST, FORESTS AND DROVE ROADS

Coast and public domain: the data

Check first

More on the map

It is inside the 500 m zone of influence (zona de influencia) unless the seashore, which Costas does not publish here, lies more than 410 m seaward of the deslinde (500 m minus the mapped distance): check the deslinde plan. The Catastro records rustic land: ask the town hall to confirm the SIU (Sistema de Información Urbana, Urban Information System) class and which regime applies under transitional provision 1 of the LISTA (Ley 7/2021, Andalusia's land sustainability law).

Outside the public domain and the protection easement, works on the plot need no authorisation from Costas; a discharge into the coastal public domain does (Articles 30.2 and 57). When sand and gravel deposits in this zone are sold, the State has a right of first refusal (tanteo) and can take the buyer's place afterwards (retracto; Article 29.2); that right is over the deposits, not over the plot.

The easement shown follows the published line. It establishes neither the seashore at this plot nor the general regime: obtain the boundary decision and transitional regime from Costas.

Nearest boundary survey (deslinde)

Deslinde	**DES01/07/29/0006, approved by ministerial order of 11/01/2010.**
Municipality	**Torrox (Málaga).**
Distances	**To the public domain limit: 90 m. The inner limit of the protection easement does not run parallel to the coast: its nearest stretch is 28 m from the plot, to the south, on the seaward side; the plot lies outside it. Opposite the nearest point of the public domain it is farther away. The seashore line is not established here: distances to the public domain alone do not confirm which legal strips affect the plot. Check the approved deslinde.**

Method: Nearest deslinde line (official boundary survey of the coast), searched in growing radii from the plot; edge-to-edge distance in horizontal projection (Ley 22/1988, additional provision 1). Sources: Coastal deslindes of the Ministerio para la Transición Ecológica y el Reto Demográfico, CC BY 4.0. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; MITECO, coastal deslindes; Ley 22/1988 and Reglamento de Costas (BOE)

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COAST, FORESTS AND DROVE ROADS

Coast and public domain: the data

Check first

Protection easement	**Opposite the point of the public domain nearest the plot, the deslinde lines draw it about 21 m wide. It is 20 m where the land was classified as urban on 29/07/1988, when the law came into force (transitional provision 3.3; this report does not check that classification); on river banks as far as the tide reaches, the State may reduce it to as little as 20 m (Article 23.3). The general width is 100 m (Article 23.1). The approved deslinde line governs, not the class the Catastro gives the land today.**
Zone of influence	**90 m from the public domain limit. The law counts the minimum 500 m from the seashore (Article 30.1), which Costas does not publish here and which never lies inland of that limit: the plot is inside unless the seashore lies more than 410 m seaward of it (500 m minus the mapped distance). Check the deslinde plan.**

What it means

Zone of influence	**The plan must avoid a continuous screen of buildings and massing of volumes, and density may not exceed the municipality's average for land scheduled for development (suelo urbanizable programado or apto para urbanizar, classes of older planning laws) (Ley 22/1988, Article 30.1 b). Where the regional planning law no longer uses those classes, ask the town hall how it applies the article today.**
Access to the sea	**The plan may provide public access to the sea. Works may not interrupt it without alternative access of equivalent effectiveness accepted by the State administration (Ley 22/1988, art. 28.4).**

Scope and limits of the data

What it covers	**The Costas deslindes (official boundary surveys): coastal public domain, seashore and protection easement, approved or pending. The right-of-way strip and the zone of influence are measured from the seashore.**
Without a deslinde	**The ground itself marks the public domain: as far as the largest storms reach, with the salt marshes, and the beaches with the dunes needed for their stability and the defence of the coast (Article 3.1).**
Accuracy	**Costas does not publish how accurate its lines are: the distance is a guide and fixes no legal limit. If it is a few metres, confirm it on the deslinde plan.**

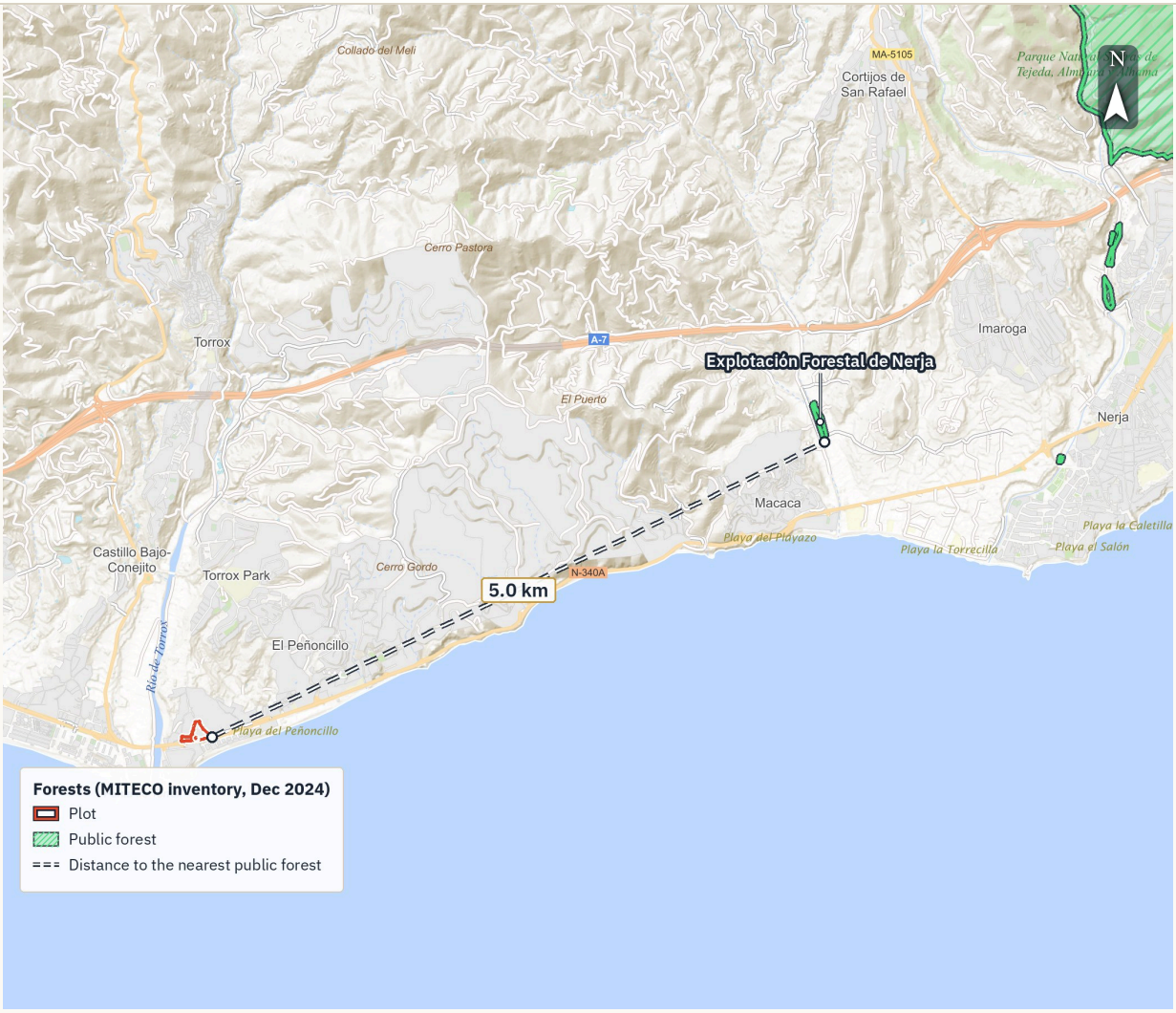
Method: Nearest deslinde line (official boundary survey of the coast), searched in growing radii from the plot; edge-to-edge distance in horizontal projection (Ley 22/1988, additional provision 1). Sources: Coastal deslindes of the Ministerio para la Transición Ecológica y el Reto Demográfico, CC BY 4.0. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; MITECO, coastal deslindes; Ley 22/1988 and Reglamento de Costas (BOE)

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Public forests and forest land

The nearest public forest is Explotación Forestal de Nerja, 5.0 km from the plot.

A / PUBLIC FORESTS AROUND THE PLOT



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5.0 km
Nearest public forest

None
Forest crop in the Catastro

0
Public-domain forests in municipality

WHAT IT MEANS FOR YOUR PLOT

The nearest public forest in the MITECO inventory is 5.0 km away; no public forest outline touches the plot.

If the access to the plot crosses a forest, ask whether the track is public.

BEFORE YOU BUY

The Junta de Andalucía. Through its forest service (www.juntadeandalucia.es): whether any public forest borders the plot or its access.

The notary. Whether any boundary named in the deed is a public forest.

SOURCES AND LIMITS MITECO, Catálogo de Montes de Utilidad Pública. Image: © Instituto Geográfico Nacional (IGN Base), CC BY 4.0; MITECO, Inventario Español de Patrimonios Forestales y Catálogo de Montes de Utilidad Pública; data of December 2024, being updated. Read on 16/10/2026; catalogue downloaded from MITECO on 25/09/2026. Background: IGN Base; PNOA has gaps outside its coverage in this frame. Image retrieved: 2026-10-20.

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COAST, FORESTS AND DROVE ROADS

Public forests: the data

In your favour

Nearest public forest

Name	**Explotación Forestal de Nerja.**
Owner and legal status	**The regional government; the inventory does not say whether it is public domain (demanial, which cannot be sold) or patrimonial (owned by the authority as ordinary property, which can be sold).**
Relation to the plot	**Outside, 5.0 km from the nearest edge, to the north-east.**
Boundary survey (deslinde)	**The inventory records no boundary survey (deslinde) of this forest.**
Public-domain forests in the municipality	**The inventory records no public-domain forest in Torrox.**
Forest land on the plot	**The Catastro does not record forestry use on it (pine, scrub, low woodland, holm oak). That does not prove it is not forest in law: the law looks at what grows (the Forestry Act, Ley 43/2003, art. 5.1).**

What would change the result

A forest as a boundary	**If the nota simple (Land Registry extract) or the deed names a forest (monte) as a boundary, that suggests the property borders it even though this map does not show it; check it against the forest's boundary survey (deslinde). If it is public, its owner may have a right to buy first, before the sale, at the same price and terms (tanteo), and a right to take the buyer's place after the sale (retracto; Ley 43/2003, art. 25.2).**
Report for the Land Registry	**For first registration or registration of extra area (exceso de cabida), Article 22.1 requires a favourable report if the property is forest, borders public-domain forest or borders a forest in a municipality with public-domain forests: from their owners and, for catalogued forests, the regional forest authority.**
Trees or scrub	**The Catastro does not record forestry use on the plot. Land with trees, shrubs or scrub can be forest in law (art. 5.1), unless it is farmed (art. 5.2 a) or the regional rules exclude it (art. 5.2 c); those rules also set the minimum area (art. 5.3). Compare this with what you see on your visit.**

Scope and limits of the data

What it covers	**Public forests, community forests and the private ones declared protective (art. 24); not other private forests.**
Date of the data	**December 2024. The MITECO marks it as being updated: a forest catalogued or surveyed later may be missing.**
Precision	**Scale 1:50,000 and outlines simplified to 10 m. Below 25 m, the map cannot tell a shared boundary from a small gap. Municipal boundary from the IGN; a forest counts when it reaches 50 m or more inside it.**
Coverage	**The inventory records 171 public forests in the province of Málaga, from the data each regional government sends.**

How it was measured. Nearest public forest, searched in widening radii; distance edge to edge. Under 25 m, a possible shared boundary, still to be checked.

MITECO, Inventario Español de Patrimonios Forestales y Catálogo de Montes de Utilidad Pública; data of December 2024, being updated. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; MITECO, Catálogo de Montes de Utilidad Pública (Dec 2024) and Catastro; municipal boundary: IGN; Ley 43/2003, de Montes (BOE)

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Drove roads (vías pecuarias)

Axis of the nearest drove road: 1.4 km.

A / DROVE ROADS AROUND THE PLOT



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1.4 km
Axis of the nearest drove road

None
Route crossing the plot

26/09/2026
Date the layer was read

WHAT IT MEANS FOR YOUR PLOT

In the MITECO's Red General de Vías Pecuarias (the national compilation of drove roads) no route crosses the plot; the nearest is the Vereda del Antiguo Camino de Vélez, 1.4 km away. Whether a drove road borders the land is for its classification and boundary survey to say, not this map.

Drove roads are public land (dominio público) owned by the regional government: they cannot be sold, acquired by long use or seized (Ley 3/1995, Article 2).

The nearest is a vereda: up to 20 m wide (Ley 3/1995, Article 4.1 c).

SOURCES AND LIMITS MITECO, Red General de Vías Pecuarias (Dec. 2024). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; © Ministerio para la Transición Ecológica y el Reto Demográfico, Red General de Vías Pecuarias (data of Dec. 2024). Read on 26/09/2026. Image retrieved: 2026-10-17.

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COAST, FORESTS AND DROVE ROADS

Drove roads (vías pecuarias): the data

In your favour

Nearest drove road

Drove road	**The Vereda del Antiguo Camino de Vélez, section in the municipality of Torrox (Málaga), code 29091033500 in the Red General.**
Type	**Vereda (a class of drove road): up to 20 m wide (Ley 3/1995, Article 4.1 c).**
Legal status	**Classified. The classification fixes its existence, width and route (Article 7). The Red General shows no official boundary survey (deslinde; Dec. 2024); confirm this with the regional government.**
Distance	**The axis runs 1.4 km from the plot's edge, to the north-west.**

What it means for the purchase

What the map shows	**No Red General route crosses the plot. The nearest drove road, a vereda up to 20 m wide (Article 4.1 c), is 1.4 km away. A drove road is public land (Article 2).**
What it does not prove	**That the land is clear: an unclassified drove road is still a drove road (additional provision 1) and may not appear in the Red General. The classification says which drove roads exist and how wide they are (Article 7); the boundary survey, where their limits run (Article 8.1).**

Scope and limits of the data

What it holds	**The drove roads the regions send to the Red General, with their type and legal status. It draws each road's axis, not its limits; some resting and watering places appear as a closed outline, their area.**
Width	**The Red General does not give each drove road's width. The hatched strips are the legal maximum widths of the Vereda del Antiguo Camino de Vélez (20 m) and the Cañada Real de Motril a Málaga (75 m, 1.6 km from the plot, to the north), centred on their axes (Article 4.1); the real width is in the classification act (Article 7).**
Coverage	**The Red General has no drove roads for Illes Balears, Canarias or Galicia; it has very few for Asturias, Cantabria and the País Vasco. An old drove road that was never classified may not appear.**

How to check

Ask the Delegación Territorial de Sostenibilidad y Medio Ambiente of the Junta de Andalucía in Málaga	**Whether any classified drove road in the municipality of Torrox crosses or borders the land. If one does, ask for the classification act with its width, and for the boundary survey plan if there is one. Online inventory: www.juntadeandalucia.es, "Vías pecuarias y corredores verdes".**
In the Catastro	**Tracks and other public land often appear as separate parcels numbered 9000 or above. Check whether one borders the land and what it is called.**
In the nota simple	**If a boundary is a track, a cañada (up to 75 m wide), a cordel (up to 37.5 m) or a vereda (up to 20 m), ask for its classification and boundary survey, which prevail over this map.**

How it was measured. Nearest drove road in the copy of the Red General de Vías Pecuarias (data of Dec. 2024) downloaded from the MITECO on 26/09/2026; distance from the plot's edge to its axis.

© Ministerio para la Transición Ecológica y el Reto Demográfico, Red General de Vías Pecuarias (data of Dec. 2024). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; MITECO, Red General de Vías Pecuarias (Dec. 2024), downloaded copy (the date is the download's)

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CHAPTER 6 · ASSESSMENT

Protected nature

Check first

ASSESSMENT OF PAGES 56–59

3 check first

To keep in mind: The nearest Natura 2000 site is 165 m from the plot: the SPA (ZEPA) ES0000504, Bahía de Málaga-Cerro Gordo. The nearest protected natural area is 7.5 km from the plot: Sierras de Tejeda, Almijara y Alhama (parque natural, a natural park). Still to verify: nature plans and buffer zones.

165 m	7.5 km	60,976 ha	10.0 km
Nearest Natura 2000 site	Nearest protected area	Area of the site	Next protected area

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Natura 2000.** The nearest Natura 2000 site is 165 m from the plot: the SPA (ZEPA) ES0000504, Bahía de Málaga-Cerro Gordo.	p. 56
CHECK FIRST	**Protected areas.** The nearest protected natural area is 7.5 km from the plot: Sierras de Tejeda, Almijara y Alhama (parque natural, a natural park).	p. 58
CHECK FIRST	Still to verify: nature plans and buffer zones.	p. 86–87

TO SETTLE BEFORE A DEPOSIT

- Environment ministry (Ministerio para la Transición Ecológica, www.miteco.gob.es). The site's management plan, whether your project could affect it and what assessment or permission it would need.

The 4 data pages of this chapter


p. 56


p. 57


p. 58


p. 59

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

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Natura 2000

The nearest Natura 2000 site is 165 m from the plot:
the SPA (ZEPA) ES0000504, Bahía de Málaga-Cerro Gordo.

A / NATURA 2000 SITES AROUND THE PLOT



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165 m
Nearest Natura 2000 site

60,976 ha
Area of the site

SPA
Type of site

WHAT IT MEANS FOR YOUR PLOT

The plot does not overlap any site in the European Natura 2000 database (version of 11/12/2024), which has simplified boundaries.

Whether works must be assessed depends on their effect on the site, not on the distance (Ley 42/2007, Article 46.4).

A marine site declared by the State (Orden AAA/1260/2014). It is managed by the Ministerio para la Transición Ecológica, not by the regional government.

BEFORE YOU BUY

Environment ministry (Ministerio para la Transición Ecológica, www.miteco.gob.es). The site's management plan, whether your project could affect it and what assessment or permission it would need.

Town hall (ayuntamiento). Whether the zoning plan adds any environmental protection on the plot.

SOURCES AND LIMITS EEA / MITECO, Red Natura 2000 (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 16/10/2026. Image retrieved: 2026-10-17.

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PROTECTED NATURE

Natura 2000: the data

Check first

Nearest sites

Name	**Bahía de Málaga-Cerro Gordo (ES0000504).**
Type	**Special Protection Area for birds (SPA, ZEPA in Spanish; Birds Directive).**
Relation to the plot	**Outside, 165 m from the nearest edge.**
Area of the site	**60,976 ha according to the European database; the order that declares it may give another figure.**
Management	**A marine site declared by the State (Orden AAA/1260/2014). It is managed by the Ministerio para la Transición Ecológica, not by the regional government.**

What it means

Plans and projects	**Any plan or project likely to have a significant effect on a Natura 2000 site, alone or with others, needs an assessment of its effects, even outside the site: the effect counts, not the distance (Ley 42/2007, Article 46.4).**
Inside the site	**The law requires a management plan for every SAC (ZEC) and SPA (ZEPA; Article 46.1); it can restrict buildings, fencing, tracks or changes of crop. The competent administration approves it: for this marine site, the State or the regional government if the evidenced ecological continuity under Article 6.4 applies; confirm the manager.**

Scope and limits of the data

What it covers	**Natura 2000 only. Regional protected areas (parks, protected natural sites, reserves) are on page 58. Public forests are on page 51.**
Date of the data	**Version of the European Natura 2000 database published on 11/12/2024 by the European Environment Agency, with the data sent by Spain.**
Accuracy	**The European service supplies the boundaries simplified to the map's scale. Confirm a distance of a few metres on the official maps of the regional government or, for a marine site, the Ministerio para la Transición Ecológica (the environment ministry).**

How it was measured. Nearest site, searched in widening circles; distance from edge to edge.

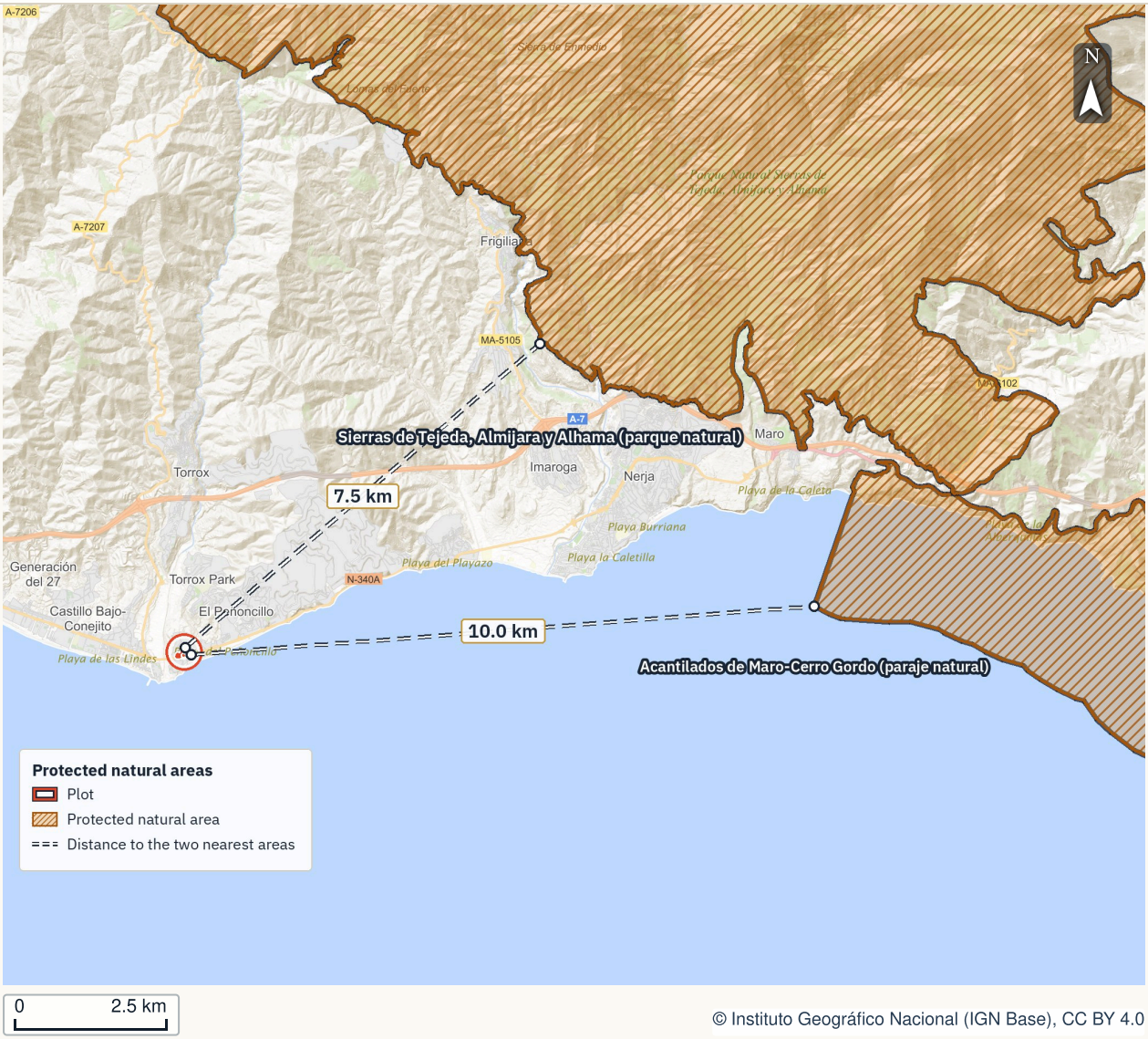
Natura 2000 network in Spain (data reported by MITECO), European Environment Agency service, licence CC BY 4.0 (© European Environment Agency; MITECO data). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; Ley 42/2007, del Patrimonio Natural y de la Biodiversidad (BOE-A-2007-21490)

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Protected natural areas

The nearest protected natural area is 7.5 km from the plot:
Sierras de Tejeda, Almijara y Alhama (parque natural, a natural park).

A / PROTECTED NATURAL AREAS AROUND THE PLOT



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7.5 km
Nearest protected area

10.0 km
Next protected area

17/10/2026
Date the layer was read

WHAT IT MEANS FOR YOUR PLOT

The distance is to the area's boundary. It has not been checked whether the plot falls within the scope of a natural resources plan (PORN) or in a peripheral protection zone (Ley 42/2007, Articles 20 and 38).

The next nearest is Acantilados de Maro-Cerro Gordo (paraje natural, a protected natural site), 10.0 km away.

SOURCES AND LIMITS EEA / MITECO, NatDA inventory (CC BY 4.0). Image: © Instituto Geográfico Nacional (IGN Base), CC BY 4.0; EEA, NatDA v23 inventory (MITECO data), CC BY 4.0. Read on 17/10/2026. Background: IGN Base; PNOA has gaps outside its coverage in this frame. Image retrieved: 2026-10-20.

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PROTECTED NATURE

Protected natural areas: the data

Check first

Nearest area

Name	**Sierras de Tejeda, Almijara y Alhama.**
Category	**Parque natural, a natural park. Declared in 1999, according to the inventory.**
Relation to the plot	**Outside, 7.5 km from the nearest edge.**
Management	**Declared by the regional government where it lies, which decides how it is managed (Ley 42/2007, Article 37.1).**
Second area	**Acantilados de Maro-Cerro Gordo (paraje natural), 10.0 km away.**

What it means for the purchase

Sale	**If, as this inventory shows, the plot lies outside every protected natural area, the sale need not be notified to the regional government on that ground: its pre-emption rights (tanteo y retracto) reach only property inside (Ley 42/2007, Article 40).**
In the nota simple and the zoning plan	**Look for a mention of a protected area, of its peripheral zone or of a pre-emption right of the regional government. If one appears, ask the notary to check the provision cited, whether it is still in force and whether it reaches the plot.**

What would change the result

A natural resources plan	**A natural resources plan (PORN) sets its own territorial scope and prevails over the municipal zoning plan (Ley 42/2007, Articles 19.2 and 20). They are approved by the Junta de Andalucía (Article 22.1): ask whether the plot lies within the scope of one.**
A plan in progress	**While a PORN is being approved, building work that transforms the land within its scope needs a favourable report from the regional government (Article 23.2).**
A later area	**If an area declared or enlarged after May 2025 includes the plot, the sale must be notified (Article 40). The boundaries in force are in the maps of the Junta de Andalucía.**

Scope and limits of the data

What it covers	**The areas Spain reports to the European Environment Agency. The Natura 2000 network is on page 56; single protected trees and fisheries marine reserves are not shown.**
Date of the data	**NatDA inventory, version 23, with what was reported up to May 2025 (record dated 07/05/2025). An area declared later may be missing.**
Category	**Taken from the European code. The exact name and the legal boundaries are in the declaration.**
Accuracy	**Boundaries simplified to the map's scale; confirm a short distance with the regional government's maps.**

How it was measured. Nearest area, searched in widening radii up to 150 km; edge-to-edge distance.

EEA, NatDA v23 inventory (MITECO data), CC BY 4.0. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; Ley 42/2007 (BOE)

CHAPTER 7 · ASSESSMENT

Risks nearby

Check first

ASSESSMENT OF PAGES 61–62

2 check first

To keep in mind: The nearest burnt area, detected by satellite in August 2020 (3 ha, municipality of Torrox), lies 2.7 km from the plot. Industry and emissions: no site within 5 km of the plot is listed in the European register of industrial emissions (EEA, v16, 20/02/2026); 1 is listed within 10 km. Source: AEMA / EEA (page 94). Mines and quarries: nearest mining right, 7.5 km; nearest quarry or mine, 11.8 km; quarries or mines within 5 km, 0. Source: MITECO and IGN (page 94). Still to verify: incomplete fire history.

2.7 km
Nearest burnt area

3 ha
Area of that fire

1996–2007
Years with no fire map

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Wildfires.** The nearest burnt area, detected by satellite in August 2020 (3 ha, municipality of Torrox), lies 2.7 km from the plot.	p. 61
CHECK FIRST	Still to verify: incomplete fire history.	p. 86–87

TO SETTLE BEFORE A DEPOSIT

- Ask the Junta de Andalucía (www.juntadeandalucia.es). Through its forest service: whether the plot has burnt since 1996 (the data in this report start in 2008) and what limits that brings.

The 2 data pages of this chapter



p. 61



p. 62

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Wildfires

Nearest burnt area: 2.7 km.

A / AREAS BURNT BY WILDFIRES AROUND THE PLOT



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2.7 km
Nearest burnt area

3 ha
Area of that fire

1996–2007
Years with no fire map

WHAT IT MEANS FOR YOUR PLOT

The nearest burnt area, detected by satellite in August 2020 (3 ha, municipality of Torrox), lies 2.7 km from the plot.

No burnt area mapped by EFFIS since 2016 (and by the Junta since 2008) touches the plot; the nearest lies 2.7 km away. That distance does not measure today's fire risk.

BEFORE YOU BUY

Ask the Junta de Andalucía (www.juntadeandalucia.es). Through its forest service: whether the plot has burnt since 1996 (the data in this report start in 2008) and what limits that brings.

Ask the seller. Whether the property has ever burnt, and when.

SOURCES AND LIMITS REDIAM (Junta de Andalucía) (CC BY 4.0 (© Junta de Andalucía, REDIAM)); EFFIS (Copernicus, European Commission) (CC BY 4.0 (© European Union, EFFIS)). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Red de Información Ambiental de Andalucía (REDIAM). Junta de Andalucía. Read on 20/10/2026. Image retrieved: 2026-10-17.

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RISKS NEARBY

Wildfires: the data

Check first

Nearest burnt areas

Nearest	**Detected by satellite on 13/08/2020 (EFFIS), 3 ha, municipality of Torrox. 2.7 km from the edge of the plot, to the north-east.**
What burnt	**According to EFFIS, the burnt area was 100% natural vegetation (forest, scrub, grassland).**
Others	**Besides this one, 2 other burnt areas within a radius of 8 km.**

What the law says

Ban	**On forest land that has burnt, Article 50.1 bans (a) any change from forest use for at least 30 years and (b) any activity incompatible with the regrowth of the plant cover, for the period the regional law sets. The 30 years are the general rule; the article's exceptions are not automatic.**

Scope and limits of the data

Period	**The Junta: wildfires over 10 ha, from 2008 to 2025. EFFIS: since 2016, including the current season. Not covered: a fire from 1996 to 2007, or one under 10 ha before 2016. That does not mean there was none.**
Size	**By satellite, EFFIS maps areas of about 30 ha or more; since 2018, with Sentinel-2 images, many smaller ones too. Small fires may be missing.**
Accuracy	**The Junta surveyed its perimeters by GPS (from a helicopter or on foot) or on aerial photographs. EFFIS traces them with pixels of 20 m (Sentinel-2) to 250 m (MODIS), with the satellite's dates.**
Standing	**Neither of the two is a register of burnt land. The regional government confirms whether land is forest and whether it burnt. The map shows what has already burnt, not today's fire risk.**

How it was measured. Nearest burnt area, searched in widening radii up to 60 km; edge-to-edge distance. Where the Junta and EFFIS hold the same fire, the Junta's perimeter is used.

Junta de Andalucía, REDIAM: wildfire perimeters, licence CC BY 4.0 (© Junta de Andalucía, REDIAM). EFFIS (European Commission, Copernicus), licence CC BY 4.0 (© European Union, EFFIS). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Red de Información Ambiental de Andalucía (REDIAM). Junta de Andalucía

CHAPTER 8 · ASSESSMENT

Access and networks

Check first

ASSESSMENT OF PAGES 64–70

4 check first

To keep in mind: The nearest state road is the A-7 motorway (A-7S in the catalogue), 2.3 km away: its protection zones do not reach the plot. The nearest overhead high-voltage line the BTN maps, 100 to 150 kV, runs 1.3 km from the plot, outside the strip where the regulation forbids building. In June 2025 fibre to the home reached 90.7 % of households in Torrox, and the operators declared coverage of 100 Mbps or more for 95.6 %. Still to verify: lawful access; water, drainage and power; internet connection.

2.3 km	1.3 km	90.7 %	On the edge
State road	High-voltage line	Households with fibre (FTTH)	Nearest local road

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Roads and railways.** The nearest state road is the A-7 motorway (A-7S in the catalogue), 2.3 km away: its protection zones do not reach the plot.	p. 64
CHECK FIRST	**Power lines.** The nearest overhead high-voltage line the BTN maps, 100 to 150 kV, runs 1.3 km from the plot, outside the strip where the regulation forbids building.	p. 67
CHECK FIRST	**Internet and fibre.** In June 2025 fibre to the home reached 90.7 % of households in Torrox, and the operators declared coverage of 100 Mbps or more for 95.6 %.	p. 69
CHECK FIRST	Still to verify: lawful access; water, drainage and power; internet connection.	p. 86–87

TO SETTLE BEFORE A DEPOSIT

- The town hall (ayuntamiento). Whether a power line is planned near the plot.
- The operators. To check, by address or cadastral reference, which network reaches the plot (fibre, cable or radio) and at what speed.

The 7 data pages of this chapter


p. 64


p. 65–66


p. 66


p. 67


p. 68


p. 69


p. 70

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

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Roads and railways

The nearest state road is the A-7 motorway (A-7S in the catalogue), 2.3 km away: its protection zones do not reach the plot.

A / ROADS NEXT TO THE PLOT



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2.3 km
State road

On the edge
Nearest local road

42 km
Adif line

WHAT IT MEANS FOR YOUR PLOT

The nearest Adif line is railway line 04436 (Málaga-Centro Alameda–Fuengirola), 42 km away: it does not affect the plot.

A municipal street or track according to the IGN. According to IGN, the nearest local road's centre line follows the Catastro boundary, with no name in the IGN data or the Ministry's catalogue. Ask the town hall (ayuntamiento) and the Junta de Andalucía who owns it today and which building line or setback applies to the plot.

SOURCES AND LIMITS Ministerio de Transportes y Movilidad Sostenible, HERMES; IGN (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; IGN, transport networks, CC BY 4.0, scne.es. Read on 17/10/2026. Image retrieved: 2026-10-17.

ACCESS AND NETWORKS

Roads and railways: the data

Check first

More on the map

At these distances the plot lies outside the protection zones of the nearest state road and Adif line. The law measures from the edge of the road or track, not from the centre line; here that changes nothing.

Nearest state road and railway

State road	**A-7 motorway (A-7S in the catalogue), 2.3 km from the centre line.**
Adif railway	**Adif railway line 04436 (Málaga-Centro Alameda–Fuengirola), 42 km from the centre line.**
Local roads	**A municipal street or track according to the IGN; it runs along the plot: its centre line follows the boundary. Another track whose owner the data do not show, 70 m away. Owner and class are the IGN's. The town hall (ayuntamiento) confirms who owns it.**

What it means for the purchase

State roads	**The affected zone (zona de afección) reaches 100 m from the edge of the earthworks on motorways (autopistas and autovías) and 50 m on other roads (Ley 37/2015, Article 32); at 2.3 km it does not restrict the plot. The earthworks (explanación) end where the cutting or embankment slope meets the natural ground.**
Railway	**The protection zone reaches 70 m from the edge of the earthworks, 20 m on urban land or land zoned for development (suelo urbanizable delimitado, sectorizado or programado; Ley 38/2015, Article 14.2, as amended by Ley 26/2022); at 42 km the plot lies outside the line's protection zone.**

Method: Nearest state road and Adif line, searched up to 60 km; distance from the edge of the plot to the centre line of the road or track. Sources: Ministerio de Transportes y Movilidad Sostenible, HERMES (reuse allowed with credit to the source); IGN, transport networks, CC BY 4.0, scne.es. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; Ley 37/2015 and Ley 38/2015 (BOE); Ley 37/2015 (BOE)

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ACCESS AND NETWORKS

Roads and railways: the data (continued)

Check first

Municipal street or track	**State law sets no zones for it; the setback comes from the town hall's zoning plan. The IGN publishes no name for it and it is not in the Ministry's road catalogue (HERMES). If on site it carries a road number (an old national road, for example), ask the town hall (ayuntamiento) and the Junta de Andalucía to confirm who owns it today and which building line (línea límite de edificación) applies; if it is a street, which alignment and which setback apply to the plot.**

What would change the result

A planned road	**Once its route study (estudio informativo) is approved, its zones already apply (Ley 37/2015, Article 28.3). Ask the town hall whether one will pass nearby.**
A regional railway	**Not in these data; if one passes nearby, ask its owner.**
Other roads	**Regional, island and provincial roads have their own law and their own distances: ask the Junta de Andalucía or the provincial council (diputación provincial), depending on who owns the road.**

Scope and limits of the data

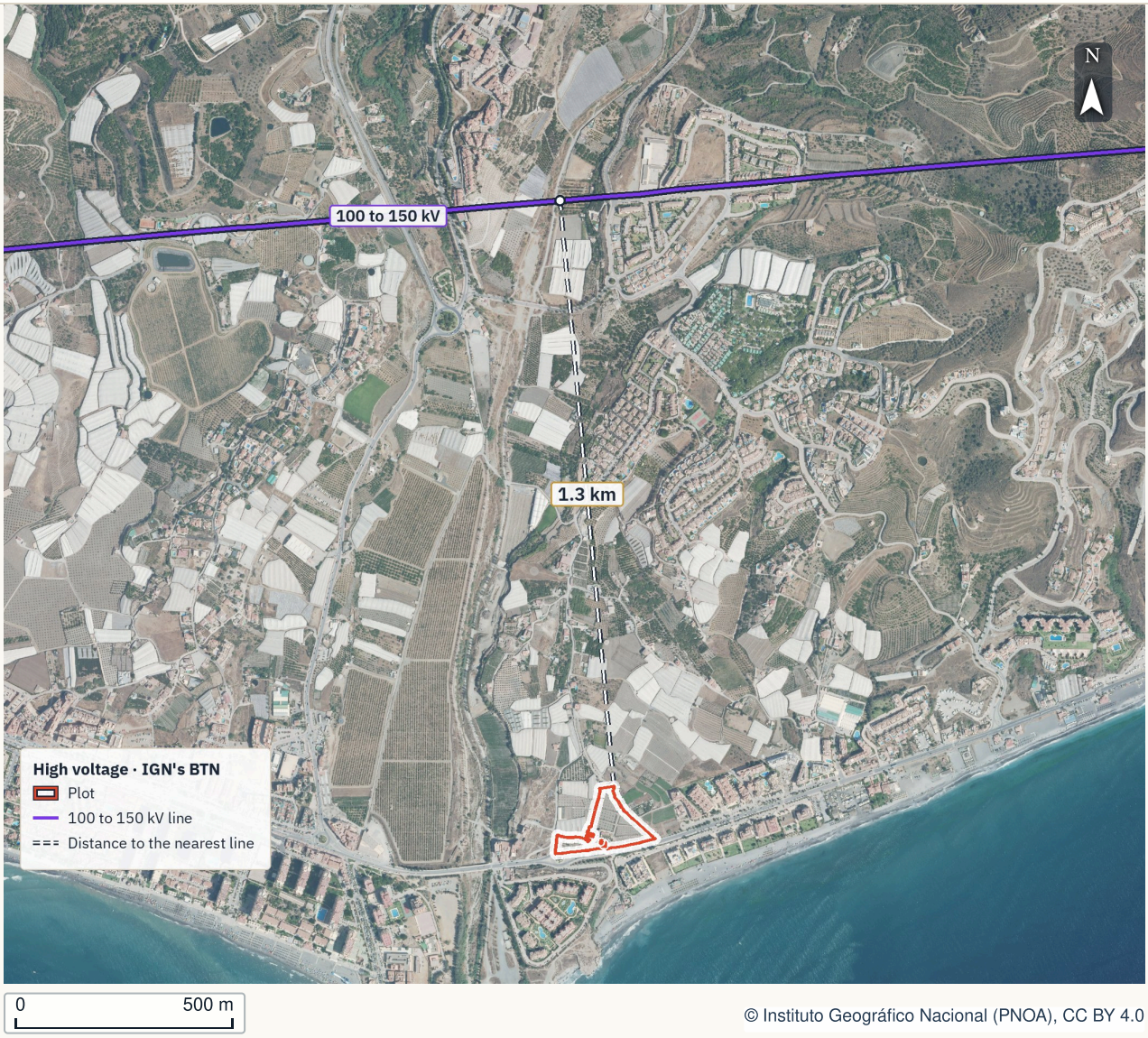
Measurement	**From the edge of the plot to the centre line of the road or track. The law measures from the edge of the earthworks, of the carriageway or of the track bed, which lies nearer: the real margin is smaller. HERMES draws the centre line of only one carriageway of the A-7 motorway: if the other lies on the plot's side, the real distance is shorter.**
What it covers	**Roads in the state catalogue and Adif lines, from the Ministerio de Transportes; local roads from the IGN within 200 m. It does not analyse the zones of regional, island or provincial roads, nor almost any regional railway.**
Date of the data	**Roads, valid from 27/10/2025; railway, from 17/08/2026. A road or line still in the planning stage does not appear.**

Method: Nearest state road and Adif line, searched up to 60 km; distance from the edge of the plot to the centre line of the road or track. Sources: Ministerio de Transportes y Movilidad Sostenible, HERMES (reuse allowed with credit to the source); IGN, transport networks, CC BY 4.0, scne.es. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; Ley 37/2015 and Ley 38/2015 (BOE); Ley 37/2015 (BOE)

High-voltage power lines

High-voltage line: 1.3 km.

A / HIGH-VOLTAGE LINES IN THE BTN AROUND THE PLOT



© Instituto Geográfico Nacional (PNOA), CC BY 4.0

1.3 km
High-voltage line

2.7 km
Nearest substation

100–150 kV
Voltage of that line

WHAT IT MEANS FOR YOUR PLOT

The nearest overhead high-voltage line the BTN maps, 100 to 150 kV, runs 1.3 km from the plot, outside the strip where the regulation forbids building. That is all the map can say: the BTN leaves out buried lines and recorded easements, which show in the Land Registry extract (nota simple).

BEFORE YOU BUY

The town hall (ayuntamiento). Whether a power line is planned near the plot.

The local distribution company. Whether the plot can be connected to the grid, where and at what cost. The distance to a line or a substation does not tell you.

SOURCES AND LIMITS IGN, BTN energy theme (Obra derivada de BTN CC-BY 4.0 ign.es). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 27/09/2026. Image retrieved: 2026-10-17.

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ACCESS AND NETWORKS

High-voltage power lines: the data

Check first

More on the map

A new line's easement cannot be imposed on buildings and their yards, nor on gardens and orchards under half a hectare, fenced or not, attached to a house that already stood when the line's public-utility procedure began (RD 1955/2000, Article 161.1).

If the plot has no electricity, ask the local distribution company for the connection point and its cost before you sign: the distance to a high-voltage line does not tell you.

Lines and substations

Nearest line	**100 to 150 kV, 1.3 km from the edge of the plot. In the BTN since 16/09/2024.**
Who runs it	**Usually the local distribution company (distribuidora); it may also belong to a power station or a large consumer. The BTN does not name the owner: confirm it with the company (Ley 24/2013, Articles 34 and 38).**
Nearest substation	**Subestación de Torrox, 2.7 km away.**

What the law says

Line easement	**The servidumbre de paso is an easement set by law: the cables overhead, the pylons and the safety distances (Ley 24/2013, the electricity sector law, Article 57), with access to inspect, repair and cut trees (RD 1955/2000, Article 158).**
Building restrictions	**Under an overhead line, buildings and industrial plant are prohibited in the strip under the outer cables, plus the regulation's distance either side; trees are restricted (RD 1955/2000, Article 162.3). Only by mutual agreement does ITC-LAT 07 allow a building under the line, with a minimum clearance to the cables (5.12.2).**
Safety distances	**Buildings: 3.3 + Del, at least 5 m; here 5 m. Trees: 1.5 + Del, at least 2 m; here 2.5 to 2.8 m. Del: the air gap that stops an arc jumping from a cable to an object; for 100 to 150 kV (highest network voltage 123 to 170 kV), 1 to 1.3 m. Measured from the outer cables swung by a 120 km/h wind, not from the centre line on the map (ITC-LAT 07, 5.2, table 15, and 5.12, RD 223/2008).**
Fencing or building	**Outside the strip and keeping the regulation's distances, with authorisation from the energy authority (Ley 24/2013, Article 59.1); the town hall (ayuntamiento) building licence is separate. You may ask for the line to be moved if that is technically possible, paying for the works and any damage caused (RD 1955/2000, Article 162.1).**

Scope and limits of the data

Position	**The BTN maps the line's centre line with a mean error of 3 m and a maximum of 5 m (BTN specification, 4.1). It does not place the cables or the strip.**
What to check	**The exact route of the cables, with the line's operator. Any recorded easement, in the Land Registry extract (nota simple).**
What it leaves out	**Buried stretches. Below 100 kV it does not give the exact voltage.**
Date	**BTN copy downloaded on 26/06/2026. A line under construction is not shown.**

How it was measured. Lines, pylons and substations of the BTN; nearest line searched up to 200 km; distance from the plot's edge to the line's centre line.

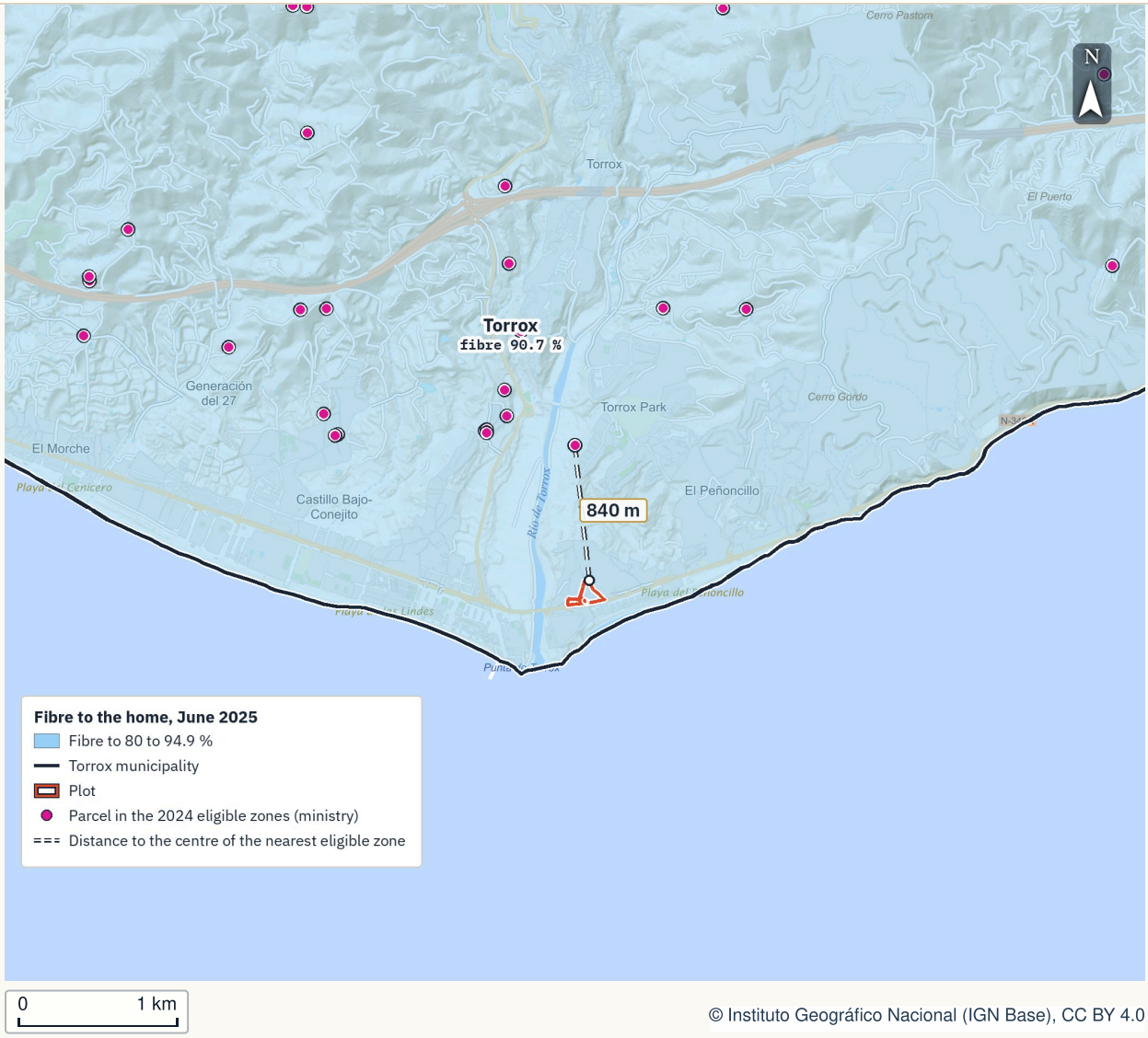
IGN, Base Topográfica Nacional (BTN, the national topographic database), energy theme, downloaded 26/06/2026, Obra derivada de BTN CC-BY 4.0 ign.es, centrodedescargas.cnig.es. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; IGN, BTN energy theme (Obra derivada de BTN CC-BY 4.0 ign.es)

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Internet: fibre and fixed broadband

In June 2025 fibre to the home reached 90.7 % of households in Torrox, and the operators declared coverage of 100 Mbps or more for 95.6 %.

A / HOUSEHOLDS WITH FIBRE TO THE HOME BY MUNICIPALITY (JUNE 2025)



© Instituto Geográfico Nacional (IGN Base), CC BY 4.0

90.7 %

Households with fibre (FTTH)

840 m

To the centre of the nearest 2024 eligible zone

95.6 %

With 100 Mbps or more

WHAT IT MEANS FOR YOUR PLOT

The plot is not on the list of 2024 eligible zones for aid; the centre of the nearest zone on that list is 840 m away.

The share is for the municipality, not the plot: an isolated house can be left off the network even when almost the whole village has fibre.

Before you sign, ask the operators to check the address and the seller for the house's internet contract.

BEFORE YOU BUY

The operators. To check, by address or cadastral reference, which network reaches the plot (fibre, cable or radio) and at what speed.

The seller. Which internet contract the house has, with which operator and at what speed; a recent bill shows it.

SOURCES AND LIMITS SETELECO, broadband coverage; MITECO. Image: © Instituto Geográfico Nacional (IGN Base), CC BY 4.0. Read on 17/10/2026. Background: IGN Base; PNOA has gaps outside its coverage in this frame. Image retrieved: 2026-10-20.

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ACCESS AND NETWORKS

Internet and fibre: the data

Check first

Declared coverage in Torrox, June 2025, % of households

Fibre to the home	**90.7 % of households; 88.5 % in 2024 and 90.2 % in 2023. Spain average: 95.9 %.**
Speed	**100 Mbps or more (the ministry's column for 100 Mbps coverage at peak demand): 95.6 %; 1 Gbps or more: 87.6 %. Measured with the network at full load, 20 % of users connected at once.**
By technology	**Households reached by each network, with no minimum speed: cable (HFC) 0 %; fixed wireless 100 %; 4G mobile 99.9 %; 5G 99.9 %.**

Zones eligible for aid (2024)

This plot	**Not listed. The centre of the nearest listed parcel is 840 m away, in Torrox.**
What it records	**Zones where no network gave more than 100 Mbps download at peak demand in 2024, counting the existing networks and the operators' three-year plans, after a public consultation. It marks where public aid could be granted, not which connections exist.**
In Torrox	**92 parcels on the list, with 92 dwellings.**
How current	**It is the latest list on the ministry's website (the 2025 one was not published on 27/09/2026). Later works may have brought the network to listed parcels, and not being listed does not guarantee a connection.**

What Ley 11/2022 guarantees

Universal service	**The telecoms law guarantees every consumer, wherever they live, a fixed broadband connection at an affordable price, of at least 10 Mbit/s download (Article 37.1 a). It orders the government to raise this by royal decree to 30 Mbit/s as soon as possible.**
Who provides it	**Where the market does not provide it, the ministry designates operators that must meet every reasonable request for access (Article 40.1).**
100 Mbit/s	**The law asks the Government for measures to bring 100 Mbit/s to everyone (thirtieth additional provision): a goal, not a speed guaranteed to each house.**

How it was measured. Municipality at the centre of the plot; its coverage from the ministry's table (INE code). The plot, by its cadastral reference (referencia catastral) in the 2024 list.

SETELECO (the State secretariat for telecoms), Cobertura Banda Ancha España 2021-2025 and 2024 eligible zones, digital.gob.es, free reuse citing the source; MITECO, municipal boundaries, gis.miteco.gob.es. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0

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CHAPTER 9 · ASSESSMENT

Around the plot

Check first

ASSESSMENT OF PAGES 72–78

2 in your favour 2 check first

To keep in mind: According to PLINUR, the nearest airport is Málaga-Costa del Sol, 49 km away, and the limit of its aviation easements (servidumbres aeronáuticas) lies 26 km from the plot. Noise: no strategic noise map covers the plot, so it is not assessed; ask the town hall whether a municipal noise map or acoustic zone exists. Still to verify: noise not assessed; defence zones.

9 h 40 min
Direct sun on 15 December

26 km
Easement limit

170 ha
Built-up in 2018

A3
CTE climatic zone

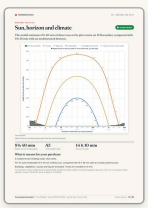
What the data says

READING	FINDING	PAGE
IN YOUR FAVOUR	**Sun, horizon and climate.** The model estimates 9 h 40 min of direct sun at the plot centre on 15 December, compared with 9 h 40 min with an unobstructed horizon.	p. 72
CHECK FIRST	**Aviation easements.** According to PLINUR, the nearest airport is Málaga-Costa del Sol, 49 km away, and the limit of its aviation easements (servidumbres aeronáuticas) lies 26 km from the plot.	p. 75
IN YOUR FAVOUR	**Land use and change.** Since 1990, 91 ha within 1.5 km of the plot have been built on; in 2018 built-up land and building sites covered 170 ha.	p. 77
CHECK FIRST	Still to verify: noise not assessed; defence zones.	p. 86–87

TO SETTLE BEFORE A DEPOSIT

- The architect. Ask them to confirm the climatic zone at the building's altitude in the design (the regional government may set another). The hours of sun are a first guide to placing the house; add the aspect and the nearby shade you see on your visit. (page 72)

The 7 data pages of this chapter

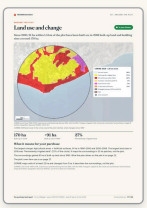

p. 72


p. 73–74


p. 74


p. 75


p. 76


p. 77


p. 78

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

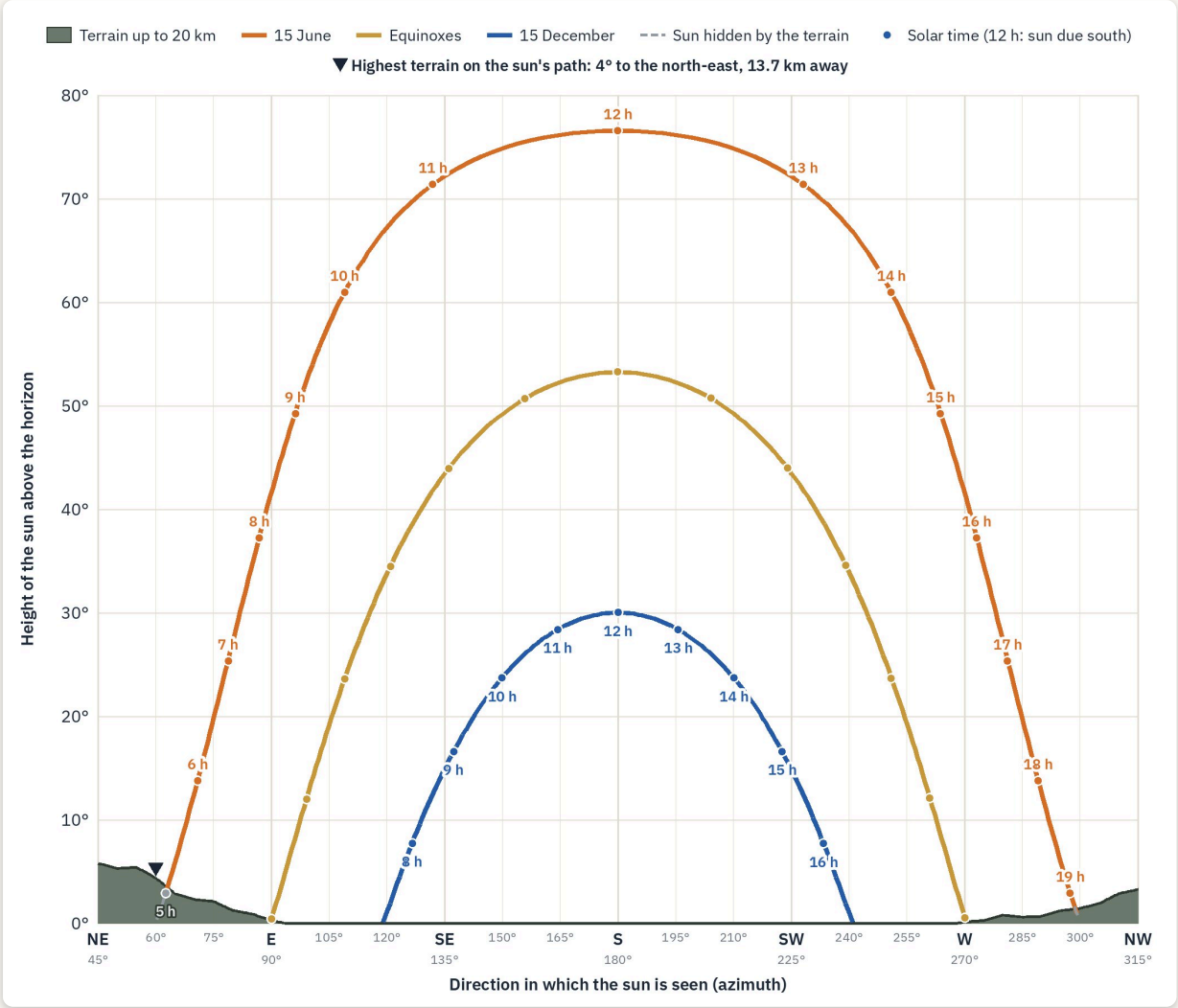
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AROUND THE PLOT

Sun, horizon and climate

In your favour

The model estimates 9 h 40 min of direct sun at the plot centre on 15 December, compared with 9 h 40 min with an unobstructed horizon.



TerrenoCheck

Path of the sun and the horizon seen from the centre of the plot

9 h 40 min
Direct sun on 15 December

A3
CTE climatic zone

14 h 10 min
Sun on 15 June

What it means for your purchase

It models terrain shading under clear skies.

For 15 June it estimates 14 h 10 min of direct sun, compared with 14 h 40 min with an unobstructed horizon.

Buildings, vegetation, clouds and fog are excluded. Times are rounded to 10 min.

TerrenoCheck; Horizon: Digital terrain models MDT05 and MDT25 (PNOA-LiDAR), © Instituto Geográfico Nacional, CC BY 4.0. Sun position: NOAA algorithm. Zones: CTE DB-HE, Annex B. Read on 17/10/2026.

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AROUND THE PLOT

Sun, horizon and climate: the data

In your favour

Direct sun on the 15th of each month: modelled minute by minute, rounded to 10 min; plot centre, clear skies and terrain only

January	**9 h 50 min (the same with an unobstructed horizon).**
February	**10 h 50 min (the same with an unobstructed horizon).**
March	**11 h 50 min (the same with an unobstructed horizon).**
April	**12 h 50 min (13 h 10 min with an unobstructed horizon).**
May	**13 h 40 min (14 h with an unobstructed horizon).**
June	**14 h 10 min (14 h 40 min with an unobstructed horizon).**
July	**14 h (14 h 20 min with an unobstructed horizon).**
August	**13 h 20 min (13 h 30 min with an unobstructed horizon).**
September	**12 h 20 min (the same with an unobstructed horizon).**
October	**11 h 10 min (the same with an unobstructed horizon).**
November	**10 h 10 min (the same with an unobstructed horizon).**
December	**9 h 40 min (the same with an unobstructed horizon).**

Method: Horizon from the centre of the plot, 2 m above the ground, every 5° and out to 20 km; sun position worked out minute by minute on the 15th of each month and times rounded to 10 min (curves for 15 June and 15 December), with clear sky and without buildings or trees. Sources: Horizon: Digital terrain models MDT05 and MDT25 (PNOA-LiDAR), © Instituto Geográfico Nacional, CC BY 4.0. Sun position: NOAA algorithm. Zones: CTE DB-HE, Annex B; IGN elevation model (CC BY 4.0); NOAA solar position

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AROUND THE PLOT

Sun, horizon and climate: the data

In your favour

Aspect and slope

Aspect	**The plot falls towards the south, according to the elevation model. A slope like this takes in more of the sun's energy in winter than flat ground, with the same shade from buildings and trees, which has not been assessed. The hours of sun come from the horizon, not from the aspect.**
Mean slope	**16%, the same as on page 30; it is an estimate from the model, to be checked on your visit.**

Climatic zone of the building code (CTE)

Zone	**A3 for a new building at 23 m above sea level in the province of Málaga (DB-HE, Annex B, Table a): winter mild (A) and summer hot (3), on scales from α to E and from 1 to 4.**
What it requires	**The zone sets the maximum energy use and the minimum insulation of a new building (Articles 15.1 and 15.2 of RD 314/2006). With A, the U-value may not exceed 0.70 W/m²K for walls and floors in contact with the outside air, 0.50 W/m²K for roofs in contact with the outside air, 0.80 W/m²K for walls, floors and roofs against the ground or a non-habitable space (as the CTE defines it), and 2.70 W/m²K for windows, counting frame, glass and shutter box (DB-HE, Table 3.1.1(a)-HE1).**
Thermal transmittance (U)	**The heat that passes through 1 m² for each degree of difference between inside and outside: the lower it is, the better it insulates.**

Scope and limits of the data

Hours	**Clouds, fog, trees and neighbouring buildings are not counted. At solar noon (12 h on the diagram) the clock shows 13:10 on 15 December and 14:16 on 15 June.**
Terrain	**IGN digital terrain model (Modelo Digital del Terreno), 25 m grid: read in pixels of about 15 m out to 3.0 km and of 61 m out to 20 km; unreliable within 100 m. Walls, trees and houses are not in it and may take more sun away.**

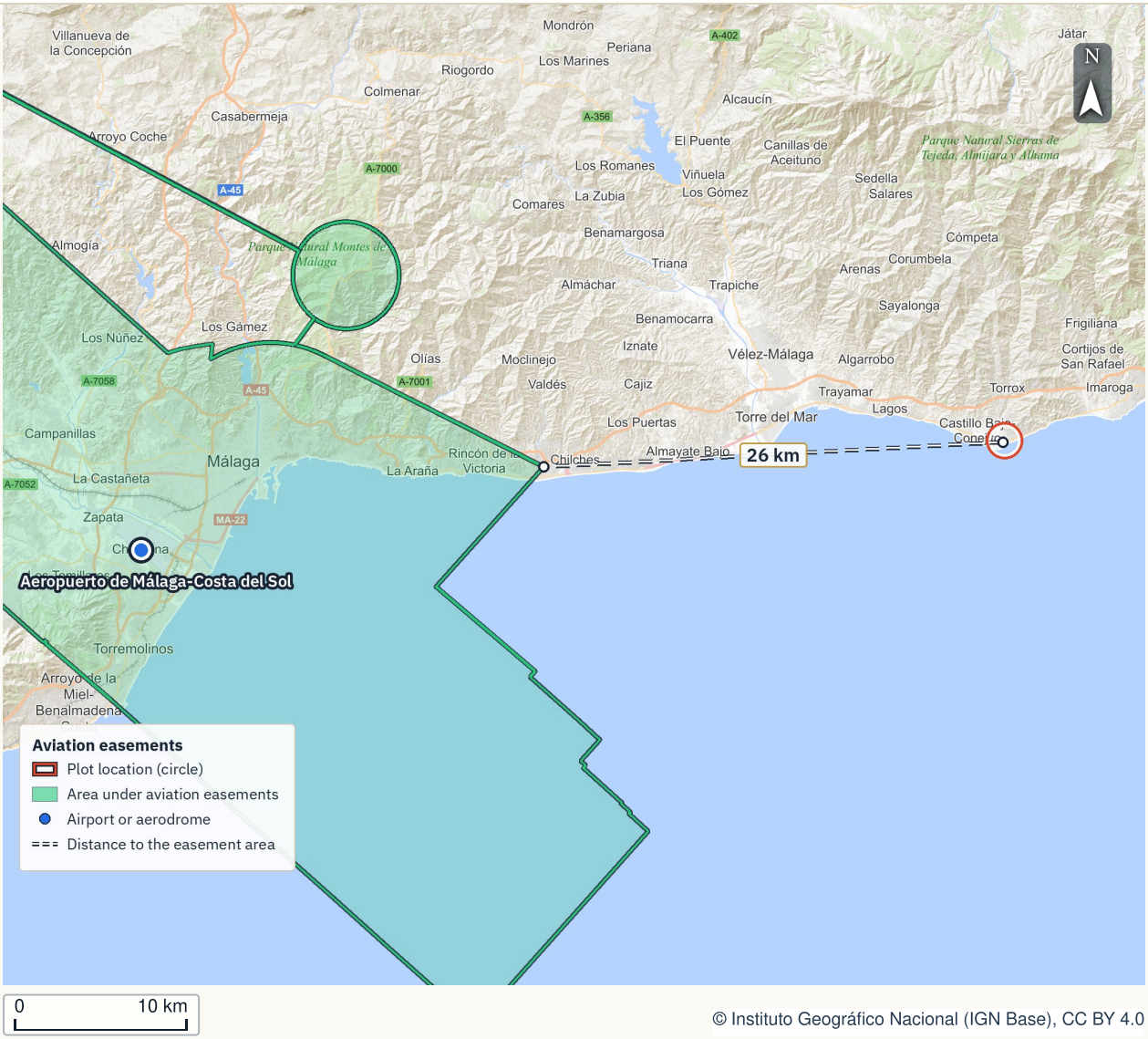
Method: Horizon from the centre of the plot, 2 m above the ground, every 5° and out to 20 km; sun position worked out minute by minute on the 15th of each month and times rounded to 10 min (curves for 15 June and 15 December), with clear sky and without buildings or trees. Sources: Horizon: Digital terrain models MDT05 and MDT25 (PNOA-LiDAR), © Instituto Geográfico Nacional, CC BY 4.0. Sun position: NOAA algorithm. Zones: CTE DB-HE, Annex B; IGN elevation model (CC BY 4.0); NOAA solar position

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Aviation easements

Easement limit: 26 km.

A / AVIATION EASEMENTS AROUND THE PLOT



© Instituto Geográfico Nacional (IGN Base), CC BY 4.0

26 km
Easement limit

49 km
Nearest airport

100 m
Height needing AESA agreement

WHAT IT MEANS FOR YOUR PLOT

According to PLINUR, the nearest airport is Málaga-Costa del Sol, 49 km away, and the limit of its aviation easements (servidumbres aeronáuticas) lies 26 km from the plot. No civil easement published in PLINUR reaches the plot.

Anywhere in Spain, anything 100 m or more above the ground (a wind turbine, a mast) needs the prior agreement (acuerdo previo) of AESA, Spain's aviation safety agency, even outside the easements (RD 369/2023, Article 15.1).

SOURCES AND LIMITS PLINUR, Ministerio de Transportes. Image: © Instituto Geográfico Nacional (IGN Base), CC BY 4.0; PLINUR, Ministerio de Transportes y Movilidad Sostenible (plinur.transportes.gob.es), reuse allowed with the source and its update date cited. Read on 16/10/2026. Background: IGN Base; PNOA has gaps outside its coverage in this frame. Image retrieved: 2026-10-20.

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AROUND THE PLOT

Aviation easements: the data

Check first

Nearest easements

Envelope	**Outside. The nearest is the envelope of Málaga-Costa del Sol airport (LEMG), 26 km away, to the west.**
Installation	**Aeropuerto de Málaga-Costa del Sol: its reference point lies 49 km from the plot's edge, to the west. Airport elevation: 16 m. PLINUR last updated its layers on 23/10/2025.**

What it means for the purchase

Ordinary works	**PLINUR places the plot in no civil easement. If it is confirmed to lie outside the easements in force, ordinary works do not need AESA's prior agreement (acuerdo previo; RD 369/2023, Article 31.2); anything 100 m tall or more does (Article 15.1).**
Defence zones	**In zones the Ministerio de Defensa marks out, anything 50 m tall or more, or a power line 40 m high or more or with spans of 100 m or more, needs its prior agreement (RD 369/2023, Article 15.6). PLINUR does not publish these zones and this report has not checked them: ask the Ministerio de Defensa.**
Wildlife	**Outside the easements, AESA or the Ministerio de Defensa can ban, restrict or move an activity that attracts birds and puts flights at risk, such as a landfill (RD 369/2023, Article 16).**
Validity	**Easements approved before July 2023 stay in force until they are updated. RD 369/2023 allows six years to approve the new ones, but does not tie the old ones' validity to that deadline (second transitional provision).**

If you plan to build tall

What counts	**A wind turbine, a mast, a tower or any structure 100 m or more above the ground needs AESA's favourable prior agreement anywhere in Spain (RD 369/2023, Articles 3 g and 15.1).**
Whom to apply to	**The developer applies directly to AESA at sede.seguridadaerea.gob.es (Article 15.2). The town hall adds AESA's conditions to the licence (Article 15.3).**
Time limit	**AESA has six months to answer; if it does not, the agreement is taken as refused (Article 33.6).**
When finished	**The developer reports the final height and coordinates to AESA within three months (Article 15.5).**

Scope and limits of the data

What it covers	**The civil easements PLINUR publishes: airports, aerodromes, heliports and radio installations. Those of military air bases are not included: the Ministerio de Defensa sets them.**
Standing of the data	**It is reference information: under the Ministry's legal notice it cannot be used as evidence against the authorities.**

How it was measured. PLINUR easement envelopes within 40 km of the plot, and that of the nearest airport or aerodrome, searched across PLINUR's whole inventory.

PLINUR, Ministerio de Transportes y Movilidad Sostenible (plinur.transportes.gob.es), reuse allowed with the source and its update date cited. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; RD 369/2023 (BOE)

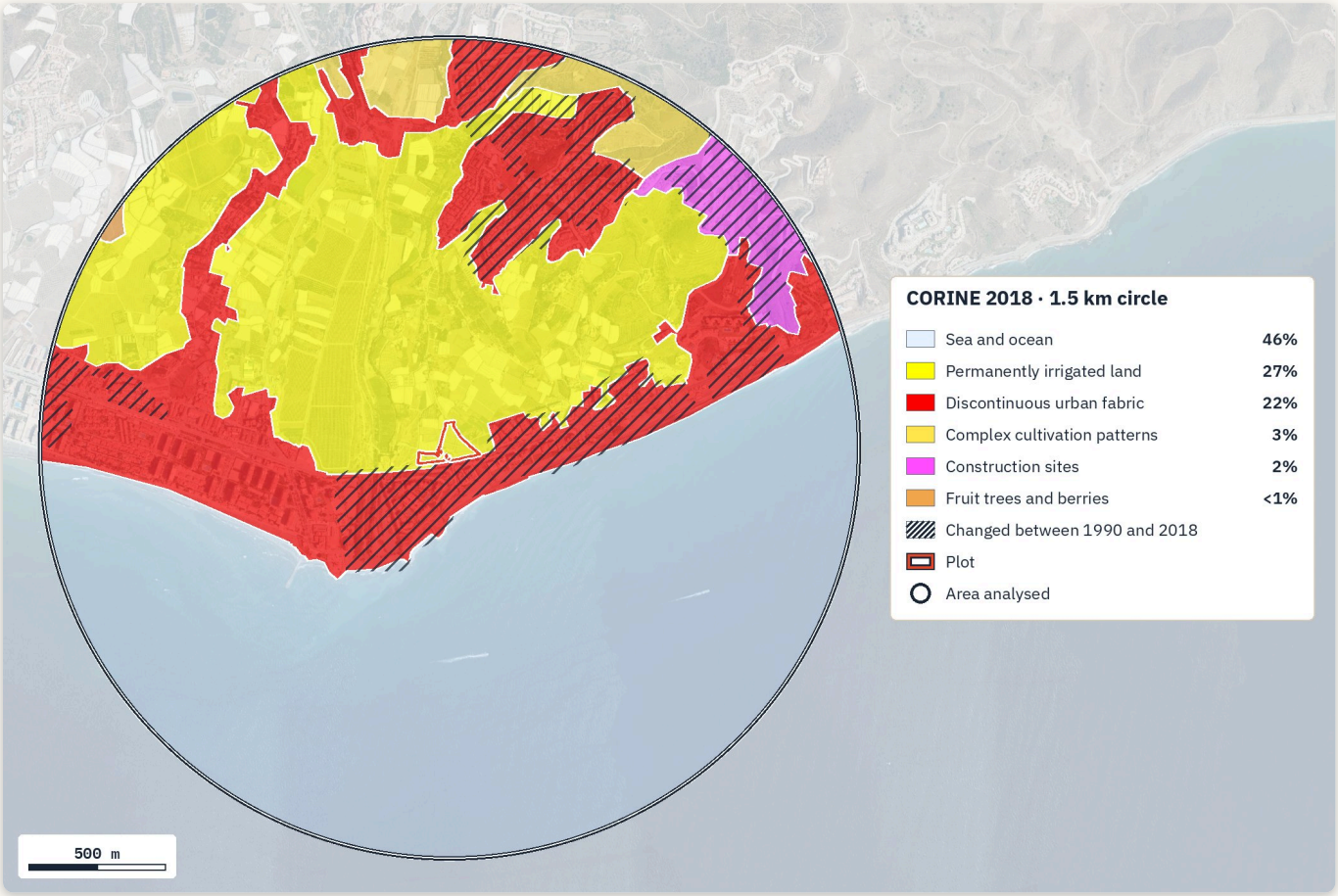
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AROUND THE PLOT

Land use and change

In your favour

Since 1990, 91 ha within 1.5 km of the plot have been built on; in 2018 built-up land and building sites covered 170 ha.



CORINE Land Cover 1990–2018, Copernicus Land Monitoring Service (EEA, with the IGN). Polygons clipped to the circle and summed by TerrenoCheck. Image © Instituto Geográfico Nacional (PNOA), CC BY 4.0

CORINE 2018 land cover in the circle around the plot; hatched, what changed since 1990

170 ha
Built-up in 2018

+91 ha
Built up since 1990

27%
Permanently irrigated land

What it means for your purchase

The largest change: Agricultural areas → Artificial surfaces, 91 ha in 1990–2000 and 2000–2006. The largest land class in 2018 was “Permanently irrigated land” (27% of the circle). It maps the surroundings in 25 ha patches, not the plot.

The surroundings gained 91 ha of built-up land since 1990. What the plan allows on the plot is on page 22.

The plot's own farm use is on page 27.

CORINE maps units of at least 25 ha and changes from 5 ha: it describes the surroundings, not the plot.

CORINE Land Cover 1990–2018, Copernicus Land Monitoring Service (EEA, with the IGN). Polygons clipped to the circle and summed by TerrenoCheck. Image © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 17/10/2026.

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AROUND THE PLOT

Land use and change: the data

In your favour

Land cover in 2018

46% · 326 ha	**Sea and ocean (water bodies).**
27% · 188 ha	**Permanently irrigated land (agricultural areas).**
22% · 153 ha	**Discontinuous urban fabric (artificial surfaces).**
3% · 21 ha	**Complex cultivation patterns (agricultural areas). 2 other classes add up to 3%.**

Changes 1990–2018

91 ha · 1990–2000 and 2000–2006	**Agricultural areas → Artificial surfaces.**
Total changed	**91 ha, 13% of the circle.**

What it means for the purchase

Urban growth	**91 ha around the plot have been built on since 1990: the area is more urban now than at the first inventory. What the plan allows on the plot is on page 22.**
Farm use	**30% of the surroundings is farmland. The plot's own use in SIGPAC is on page 27.**

Limits of the data

Scale	**Patches of 25 ha or more (changes from 5 ha) and linear features at least 100 m wide: it says nothing about the plot itself.**
Dates	**Inventories of 1990, 2000, 2006, 2012 and 2018. Nothing that changed after 2018 shows.**

How it was measured. CORINE polygons clipped to a 1.5 km circle centred on the plot and summed by class. Changes come from the 1990–2018 change layers, not from subtracting the two maps.

CORINE Land Cover 1990–2018, Copernicus Land Monitoring Service (EEA, with the IGN). Polygons clipped to the circle and summed by TerrenoCheck. image.discomap.eea.europa.eu. Image © Instituto Geográfico Nacional (PNOA), CC BY 4.0; Copernicus CLC

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CHAPTER 10 · ASSESSMENT

The purchase

Context

ASSESSMENT OF PAGES 80–84

3 context

What buying here costs and how it is done, step by step. It holds for any plot in this region; what is particular to this plot is in the chapters before.

What the data says

READING	FINDING	PAGE
CONTEXT	**Taxes and fees:** which taxes the buyer pays here, with the rate, the deadline and the law.	p. 80
CONTEXT	**Costs on €100,000:** the full working on a price of €100,000, with notary and Land Registry.	p. 81–82
CONTEXT	**The purchase step by step:** each step, who takes it and by when, from the nota simple to registration.	p. 83–84

The 5 data pages of this chapter


p. 80


p. 81–82


p. 82


p. 83–84


p. 84

Assembled on 20 Oct 2026 from the data pages cited here. Each figure is checked against the data pages of this report. A reading of public data, not a survey, a valuation or legal advice.

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THE PURCHASE

Taxes and fees

Buying guide

What the buyer pays in Andalusia, and the law that sets it.

What is paid

ITEM	WHAT APPLIES	LAW
Which tax	If a private person sells: ITP (transfer tax, impuesto de transmisiones patrimoniales). Business sale: normally IVA (Spanish VAT) and AJD (stamp duty on the deed), instead of ITP. Undeveloped non-building land and second or later building deliveries may be exempt from IVA; ITP then applies. Ask the notary whether the exemption can be waived and has been.	Ley 37/1992, art. 20.Uno.20 and 22 and 20.Dos; RDLeg 1/1993, art. 7.5
ITP, general rate	7% of the taxable base (the region's general rate).	Ley 5/2021 (Andalusia), art. 41
Taxed on	For ITP: the highest of the Catastro reference value (valor de referencia), declared value and price. If no reference value exists or it cannot be certified, use the highest of price, declared value and market value (RDLeg 1/1993, art. 10.2). This minimum also applies to AJD where its base depends on the property value (art. 30.1), not to IVA.	RDLeg 1/1993, arts. 10.2 and 30.1
AJD (stamp duty on the deed)	With IVA: 1.2% of the tax base (Ley 5/2021, art. 49), including a valid exemption waiver (Ley 37/1992, art. 20.Dos), subject to any applicable tax relief. The variable charge is not payable alongside ITP.	Ley 5/2021 (Andalusia), art. 49; RDLeg 1/1993, art. 31.2
IVA	21% on a business sale subject to IVA and not exempt (building plot or urbanised land). The seller normally collects and remits it; with a valid exemption waiver, the buyer acting as a business or professional accounts for IVA by reverse charge and does not pay it to the seller.	Ley 37/1992, art. 90.Uno; arts. 88.Uno and 84.Uno.2(e)
Deadline to pay	Two months from the taxable event (devengo), with the tax office of the Junta de Andalucía. ITP: usually the deed; an earlier private contract transferring ownership starts the period earlier. AJD: from execution of the deed (RDLeg 1/1993, art. 49).	Ley 5/2021 (Andalusia), art. 69.1
Who files	The buyer (or a gestoría or the notary on the buyer's behalf). For registration, show payment if tax is due, or exemption or non-liability and the required tax filing; the priority-protecting presentation entry can be made first.	RDLeg 1/1993, arts. 8(a) and 29; Ley Hipotecaria, art. 254.1
3% withholding	If the seller is subject to non-resident income tax (IRNR) without a permanent establishment: the buyer keeps back 3% of the price and pays it to the Agencia Tributaria on Modelo 211 within one month of the sale. It is part of the price, not an extra cost. No withholding applies if the seller provides a tax authority certificate confirming liability to IRPF or corporation tax.	RDLeg 5/2004, art. 25.2; RD 1776/2004, art. 14.2(a) and 14.3
Municipal plusvalía	Uncertain: not due if the land is rustic for IBI purposes. Ask the town hall to confirm the proper tax classification; the Catastro entry alone is not conclusive.	RDLeg 2/2004, art. 104.2
IBI	General rates: urban, 0.4%–1.1%; rustic, 0.3%–0.9%, with possible increases under art. 72.3. The municipal rate applies to the base liquidable (cadastral value after statutory reductions). Check the bylaw and reliefs. It accrues on 1 January for the whole year; pay within the collection authority's published payment period. The property remains liable for the seller's unpaid IBI.	RDLeg 2/2004, arts. 64.1, 66–72 and 75

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

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THE PURCHASE

Costs on €100,000

Buying guide

A worked example, not the price of this plot: the report does not value the plot.

Private seller (ITP)

ITEM	WORKING	AMOUNT
ITP	€100,000 × 7% = €7,000	€7,000
Notary (deed scale fee)	€90.15 up to €6,010.12, plus 4.5‰, 1.5‰ and 1‰ by bands up to €100,000 = €283.31; less the 5% rebate = €269.14	€269.14
Land Registry (registration)	€24.04 up to €6,010.12, plus 1.75‰, 1.25‰ and 0.75‰ by bands up to €100,000 = €133.60; less the 5% rebate = €126.92	€126.92
Land Registry (presentation entry)	RD 1427/1989, annex I, number 1	€6.01
IVA on notary fee	€269.14 × 21% = €56.52	€56.52
IVA on registration fee	€126.92 × 21% = €26.65	€26.65
IVA on presentation entry	€6.01 × 21% = €1.26	€1.26
Estate agent	Get the fee in writing before you reserve.	–
Total	€7,000 + €269.14 + €126.92 + €6.01 + €56.52 + €26.65 + €1.26 = €7,486.50, plus copies, extra pages and the agent.	**€7,486.50**

How to read the example

Example with a price and declared value of €100,000, not for this plot. It assumes no higher reference value; if none exists or it cannot be certified, it also assumes no higher market value. Otherwise adjust the base for ITP and, where applicable, AJD (RDLeg 1/1993, arts. 10.2 and 30.1), not IVA.

The total includes the notary and Land Registry scale fees, the presentation entry and 21% IVA, excluding copies and extra pages. It assumes the buyer agrees to pay for the original deed too. Without such an agreement, the seller pays for the original deed and the buyer the first copy (Código Civil, art. 1455). Check the deposit contract.

If the seller is subject to IRNR without a permanent establishment: the buyer keeps back €3,000 (3%) of the price and pays it on Modelo 211. It is not an added cost.

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

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THE PURCHASE

Costs on €100,000 (continued)

Buying guide

Sale subject to IVA, not exempt (+ AJD)

ITEM	WORKING	AMOUNT
IVA	€100,000 × 21% = €21,000	€21,000
AJD	€100,000 × 1.2% = €1,200	€1,200
Notary (deed scale fee)	€90.15 up to €6,010.12, plus 4.5‰, 1.5‰ and 1‰ by bands up to €100,000 = €283.31; less the 5% rebate = €269.14	€269.14
Land Registry (registration)	€24.04 up to €6,010.12, plus 1.75‰, 1.25‰ and 0.75‰ by bands up to €100,000 = €133.60; less the 5% rebate = €126.92	€126.92
Land Registry (presentation entry)	RD 1427/1989, annex I, number 1	€6.01
IVA on notary fee	€269.14 × 21% = €56.52	€56.52
IVA on registration fee	€126.92 × 21% = €26.65	€26.65
IVA on presentation entry	€6.01 × 21% = €1.26	€1.26
Estate agent	Get the fee in writing before you reserve.	–
Total	€21,000 + €1,200 + €269.14 + €126.92 + €6.01 + €56.52 + €26.65 + €1.26 = €22,686.50, plus copies, extra pages and the agent.	**€22,686.50**

How to read the example

Example with a price and declared value of €100,000, not for this plot. It assumes no higher reference value; if none exists or it cannot be certified, it also assumes no higher market value. Otherwise adjust the base for ITP and, where applicable, AJD (RDLeg 1/1993, arts. 10.2 and 30.1), not IVA.

The total includes the notary and Land Registry scale fees, the presentation entry and 21% IVA, excluding copies and extra pages. It assumes the buyer agrees to pay for the original deed too. Without such an agreement, the seller pays for the original deed and the buyer the first copy (Código Civil, art. 1455). Check the deposit contract.

If the seller is subject to IRNR without a permanent establishment: the buyer keeps back €3,000 (3%) of the price and pays it on Modelo 211. It is not an added cost.

This example assumes a sale of land with 21% IVA (Spanish VAT) and general AJD (stamp duty on the deed), without waiver of an exemption: that is how a company's sale of a building plot (solar), or of land already urbanised or being urbanised, is taxed. Land that cannot be built on and is neither urbanised nor being urbanised (rural land, and developable land with no urbanisation works) is generally exempt from IVA and pays ITP. The exemption does not cover a joint sale with a building whose supply is subject to IVA without exemption (Ley 37/1992, art. 20.Uno.20.º.b); a valid waiver of exemption is also possible (art. 20.Dos). Developable land (suelo urbanizable) is not a solar: ask the notary which of the two taxes applies.

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

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THE PURCHASE

The purchase step by step

Buying guide

From the first visit to the Land Registry: who does what, and when.

Before the offer

STEP	WHAT TO DO	WHO	WHEN
Land Registry extract	Order the nota simple of the property: it names the registered owner and the charges (mortgage, attachment, easement). Check that the owner is the person selling to you. Ley Hipotecaria, art. 222; RD 1427/1989, Annex I, no. 4(f)	You or your lawyer, at the Registro de la Propiedad	Before the offer; order it again just before signing
Catastro and planning	Compare the Catastro record with the plot you are shown, and ask the town hall what the plan allows in Torrox. RDLeg 1/2004, art. 52.1	You, at the Sede Electrónica del Catastro and the town hall (ayuntamiento) of Torrox	Before the offer
NIF and, for foreigners, NIE	You need a NIF tax identification number to buy; it must appear in the deed for registration. Foreign buyers should apply for an NIE early. If you do not yet have one, ask AEAT about obtaining a NIF. RD 1065/2007, arts. 19 and 20; RD 1155/2024, art. 205.4; Ley Hipotecaria, art. 254.2	You, at an Oficina de Extranjería or police station (Comisaría); from abroad, at a Spanish consulate	Apply well before agreeing the date of the deed

Reservation and deposit

STEP	WHAT TO DO	WHO	WHEN
Deposit contract	Sign a private contract with the deposit (arras). Under art. 1454 arras the buyer can walk away by losing them and the seller by paying them back twice over. Set the date of the deed. Código Civil, art. 1454	Buyer and seller; a lawyer is advisable	Once the checks before the offer are done

Before the deed

STEP	WHAT TO DO	WHO	WHEN
Non-resident seller	If the seller is subject to IRNR without a permanent establishment, plan for 3% withholding on Modelo 211; confirm tax residence with the tax authority certificate. RDLeg 5/2004, art. 25.2	Buyer, with the notary or a gestoría	Before the deed
Debts on the property	Ask the town hall or tax office for a certificate of no outstanding IBI debts, supported by the last paid receipt. The property answers for arrears. RDLeg 2/2004, art. 64.1	The seller requests it from the town hall or tax office	Before the deed

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

THE PURCHASE

The purchase step by step (continued)

Buying guide

At the notary

STEP	WHAT TO DO	WHO	WHEN
Public deed	The deed (escritura pública) is signed before a notary. Signing counts as handing over the property unless the deed says otherwise. Bring valid identification and your NIF (or NIE, if assigned); the notary warns of any IBI debts. Código Civil, arts. 1455 and 1462; RDLeg 2/2004, art. 64.1; Reglamento Notarial, art. 126	Buyer, seller and notary. The buyer chooses when the seller regularly sells property or standard contract terms apply; the notary must have a reasonable connection to the transaction. Otherwise, specific rules govern; failing those, the parties' agreement and, lastly, whoever pays most of the fees	On the date in the deposit contract

After signing

STEP	WHAT TO DO	WHO	WHEN
Register the purchase	Ask the notary to send the deed electronically to the Registry for an immediate presentation entry (asiento de presentación), before paying the tax if necessary. This secures priority from presentation; provide the tax evidence while the entry remains valid to complete registration. Ley Hipotecaria, arts. 248, 254 and 255	Buyer (or the notary or a gestoría)	Immediately after signing; then provide tax evidence
Pay ITP or AJD	File and pay with the tax office of the Junta de Andalucía. ITP runs from the transfer, usually the deed; an earlier private contract transferring ownership starts the period earlier. AJD runs from execution of the deed. Ley 5/2021 (Andalusia), art. 69.1	Buyer (or a gestoría)	Two months from the taxable event
Modelo 211	Pay the 3% kept back to the Agencia Tributaria. RD 1776/2004, art. 14.3; Orden EHA/3316/2010, art. 8.5	Buyer	One month from the sale
Catastro change	If the deed carries the referencia catastral, the notary and registrar inform the Catastro and no separate declaration is needed. Check later that the record is in your name. RDLeg 1/2004, art. 14(a)	Notary and registrar	After signing and registration

STEP	WHAT TO DO	WHO	WHEN
Utilities and bills	Put water and power in your name and, on rustic land, any irrigation community fee. Set up the IBI payment: IBI accrues on 1 January and is owed by the holder on that date. Pay within the collection authority's published payment period. RDLeg 2/2004, art. 75	Buyer	After signing
Seller's plusvalía	Only if the land is urban for IBI purposes: the seller declares plusvalía to the town hall. If tax is due and the seller is a non-resident individual, the buyer pays instead. RDLeg 2/2004, arts. 104.5, 106.2 and 110.2(a)	Seller (or the buyer in the seller's place)	30 working days from the sale

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

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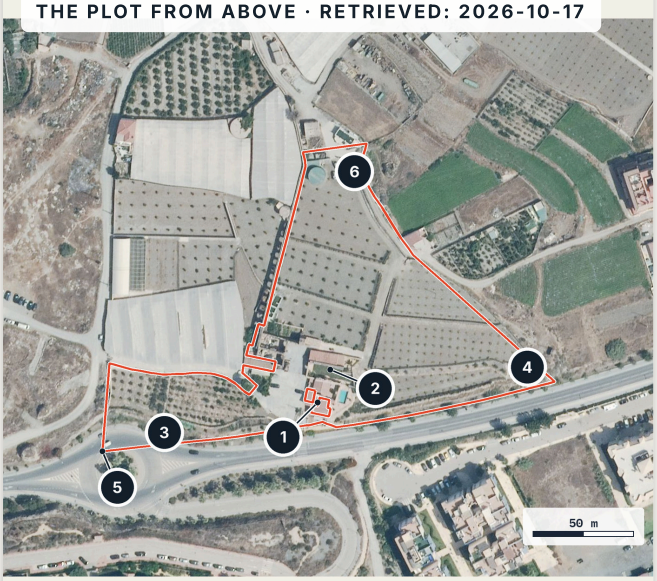
SITE VISIT

What to check on the visit

6 places to look at

Take this page on the visit. Each number identifies a check. If its label is offset, follow its line to the marked point; the cited page explains the issue.

THE PLOT FROM ABOVE · RETRIEVED: 2026-10-17



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On the plot

- **1. Another plot inside** The Catastro gives this house its own reference (001603900VF16F): it is not part of the plot. Page 16.
- **2. The building** The Catastro says: 138 m² built, from 2019. Compare its size and use with what you see. Page 16.
- **3. The way in** Where the plot meets a municipal street or track (IGN). Check it is a public way and that this is where you get in. Page 64.
- **4. Seaward side** The side nearest the Costas boundary (deslinde), 90 m away. Close to it the Coast Act limits building. Page 48.
- **5. The low corner** Corner D, the lowest, 18 m below corner J. After rain, see whether water pools or washes soil away. Page 30.
- **6. Power line** The edge nearest a power line, 1.3 km away. See where the wires and towers run. Page 67.

AROUND THE PLOT

- Noise and smells: farms, dogs, machinery, the nearest road.
- Water and power: find the nearest pole and supply point; in the country they can be far.
- Mobile signal: make calls from several spots on the plot.

ASK THE SELLER FOR

- A recent nota simple (Land Registry extract)
- Licence or papers for what is built on it
- Planning certificate (cédula urbanística), if any
- Last IBI receipt (local property tax)

WHEN TO GO

A weekday morning. Traffic, building work and farm work around.

A summer weekend. Crowds, parking and music in season.

After heavy rain. Where water stands on the plot and on the track in.

BRING WITH YOU

Paper. This page and the plan with the plot's sides (page 14).

A phone. Photos of the boundary, the fences and the way in; its GPS finds the corners.

A 30 m tape. To check the fences against the sides on the plan.

Photo: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Outline, sides and buildings from the Catastro (DGC). Points placed by rules from this report's findings.

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HONEST LIMITS

Checks still to complete

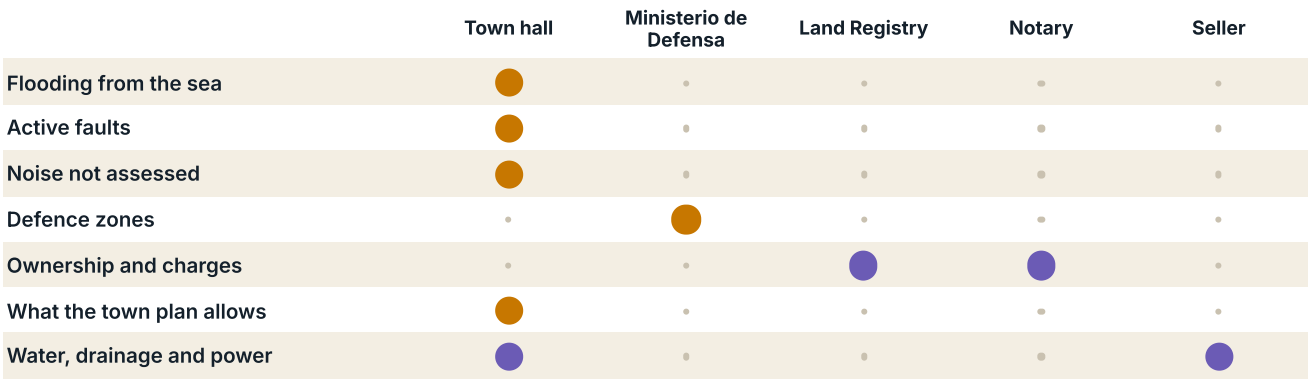
14 gaps

A missing reading is not a clean result. Where a source did not answer, or the information is not public, the gap is listed here with the person who can close it.

3 not in public data | 1 partly checked | 10 open

SUBJECT	WHY IT IS OPEN	STATUS
Flooding from the sea	Marine flood maps and an assessment for the intended use. This report does not assess marine flooding; check it before paying a deposit.	Pending
Active faults	Still to verify: the active-fault map (the IGME's QAFI database).	Pending
Noise not assessed	Municipal noise map or acoustic zoning, and a site check. The absence of a strategic map does not establish a quiet location.	Pending
Defence zones	Confirmation of applicable military aviation restrictions. PLINUR does not publish these zones and this report has not checked them.	Pending
Ownership and charges	Recent nota simple and title deed. Do not pay a deposit until the seller, property and charges are confirmed.	Documents not checked
What the town plan allows	The report reads the land class from the SIU; what may be built on this plot is stated by the town hall's planning certificate (cédula urbanística).	Partly checked
Water, drainage and power	Written confirmation of availability, capacity and connection costs. Make the purchase conditional on the services your project needs.	Documents not checked

Who closes each gap



A dot identifies who can resolve each check. Purple: documents not checked or not public. Amber: partly checked or pending.

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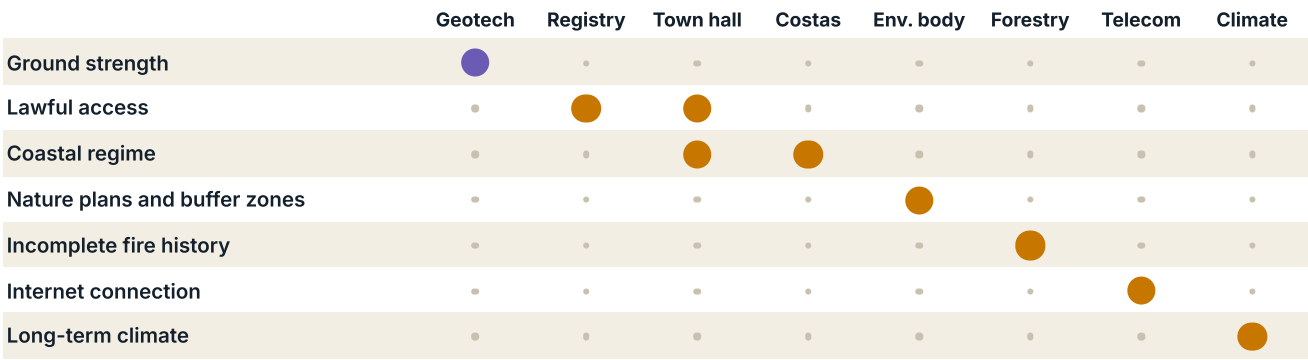
HONEST LIMITS

Checks still to complete

14 gaps

SUBJECT	WHY IT IS OPEN	STATUS
Ground strength	Geotechnical study for the project and foundations. Regional mapping does not establish foundation conditions on this plot.	Documents not checked
Lawful access	Access title or registered right of way, and confirmation of any public road. A mapped track does not prove a right of access.	Pending
Coastal regime	Boundary decision, easements and written confirmation of the transitional regime. Do not assume the historical regime permits your proposed use.	Pending
Nature plans and buffer zones	Confirmation of applicable natural-resource plans and protection buffer zones. The protected-area polygon search does not cover these checks.	Pending
Incomplete fire history	Forest authority confirmation of the years outside the consulted layers. The published coverage cannot rule out fires throughout the full statutory 30-year period.	Pending
Internet connection	Written availability, technology and cost for the exact address. A municipal percentage or subsidy eligibility does not establish a connection on this plot.	Pending
Long-term climate	This report checks sunshine and the CTE climate zone; it does not calculate annual temperature and rainfall series or climate projections.	Pending

Who closes each gap



Geotech: Geotechnical engineer **Registry:** Land Registry **Costas:** Demarcación de Costas
Env. body: Environmental authority **Forestry:** Forest authority **Telecom:** Telecom operators
Climate: Climate specialist

A dot identifies who can resolve each check. Purple: documents not checked or not public. Amber: partly checked or pending.

THE TOWN HALL

Who to ask in Torrox

7 offices listed

The offices involved in the purchase, and the papers to have before you pay anything.

Offices and bodies

OFFICE OR BODY	ASK THERE ABOUT	CONTACT
Town hall (ayuntamiento) of Torrox	What the plan allows, the house's licences, IBI and plusvalía.	https://sedelectronica.torrox.es/
Registro de la Propiedad	Who owns the property and what charges it carries; registers your purchase.	www.registradores.org
Sede Electrónica del Catastro	Boundaries, area, class of the plot, and the reference value used for ITP and AJD, not IVA.	www.sedecatastro.gob.es
The tax office of the Junta de Andalucía	Collects ITP or AJD on the purchase; confirms rates, deadlines and reliefs.	https://www.juntadeandalucia.es/servicios/tramites/presentacion-documentos.html
Notary	Drafts and authorises the deed, checks title and charges, informs the Catastro. Choice: see the Public deed step (Reglamento Notarial, art. 126).	www.notariado.org
Police: Oficina de Extranjería or Comisaría (a consulate from abroad)	Issues the NIE.	https://sede.policia.gob.es/portalCiudadano/ NIE procedure.
Agencia Tributaria (AEAT)	Receives Modelo 211 when the seller is subject to IRNR without a permanent establishment.	www.agenciatributaria.es

Documents to ask for

DOCUMENT	FROM	WHAT IT ANSWERS
Nota simple informativa (Land Registry extract)	Registro de la Propiedad (also online). Registrar's scale fee: €3.01 per property, plus IVA	Who the registered owner is, the registered description and the charges: mortgages, attachments, easements.
Certificación catastral descriptiva y gráfica (Catastro certificate with plan)	Sede Electrónica del Catastro	Boundaries, area, use and class (urban or rustic). The certificate with owner and cadastral value data is available to the owner, an authorised person or anyone with statutory access. Ask the seller for it; the public consulta descriptiva y gráfica omits those data.
Cédula urbanística o certificado urbanístico (planning certificate)	The town hall of Torrox. Fee set by the town's bylaw	Land class, what may be built, and whether any planning enforcement case is open.
Certificado de deudas del IBI y último recibo pagado (IBI debt certificate and last paid bill)	Town hall or tax office; supplied by the seller	The certificate confirms whether IBI debts remain. The last paid bill supports the check but does not prove that there are no arrears.
Consulta SIGPAC y situación agraria (farm-parcel register)	SIGPAC viewer; the seller, if the seller receives farm subsidies	The declared farm use of each field (recinto): crop, pasture, woodland, and whether the plot is in EU farm-subsidy (CAP) claims the seller must drop or transfer.

HOW TO WRITE, AND OTHER OFFICES

Submit a general application to the competent authority with the cadastral reference, plan and document requested. Keep the filing receipt.

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice. Official contacts checked on 19/10/2026.

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BEFORE YOU BUY

Spanish words in a purchase

24 terms

The terms you will meet in contracts, bills and offices, each in one line.

TERM	WHAT IT IS
AFO	Asimilado a fuera de ordenación: works without a licence whose time limit for a demolition order has passed; until the town hall recognises them, no utility connections and only works it orders for safety and public health. It does not legalise the building; ask the town hall to confirm permitted uses and works (LISTA, art. 173.3, 173.4).
Servidumbre de protección	Strip 100 m inland from the seashore (20 m in applicable transitional cases, including certain land with an approved partial plan; Coastal Act, transitional provision 3), where the law generally bars homes. This report does not establish the plot's regime.
Zona de influencia	Strip of at least 500 m from the seashore where the town plan must protect the coast and avoid walls of buildings.
Monte de utilidad pública	Public forest in the Catálogo de Utilidad Pública: it is public domain and cannot be sold or seized.
Tanteo y retracto	Public or private right to buy first at the agreed price (tanteo) or take over a sale (retracto), e.g. neighbours (Civil Code, art. 1523).
Suelo no urbanizable	The name some regional laws (Aragón, Valencia) give rustic land: it is kept out of urban development.

TERM	WHAT IT IS
Nota simple	Land Registry extract: owner, description and charges of the property.
Escritura pública	Sale deed signed before a notary; it is what gets registered.
Notario	Public official who drafts and authorises the deed and checks title and charges.
Registro de la Propiedad	Office that records who owns each property and what charges it carries.
Catastro	Tax inventory of land: boundaries, area, use and cadastral value.
Referencia catastral	14-character code for the plot; each property or unit has a 20-character reference.

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

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BEFORE YOU BUY

Spanish words in a purchase (continued)

24 terms

TERM	WHAT IT IS
Contrato de arras	Private reservation contract with a deposit paid before the deed.
Arras penitenciales	Deposit under art. 1454 of the Código Civil: the buyer withdraws by losing it, the seller by paying it back twice.
Cargas	Other people's rights over the property: mortgage, attachment, easement.
Suelo urbano	Land already serviced or part of the town under the municipal plan.
Suelo urbanizable	Land planned for development; building requires prior servicing, or authorised simultaneous servicing with the required guarantees.
Suelo rústico	In Andalusia, land not classed as urban under LISTA; it includes former developable land (urbanizable). Development depends on its category, the current plan and transitional rules (LISTA, arts. 13–14 and DT 1.ª a). Elsewhere, check the applicable regional law and plan.

TERM	WHAT IT IS
Solar	Urban plot with the required services, ready to build on.
Cédula urbanística	Town-hall statement of the land class and what may be built.
Licencia de obra	Town-hall permit to build or alter.
Licencia de primera ocupación	Town-hall permit confirming a finished house may be lived in.
Declaración de obra nueva	Deed that enters a building in the Land Registry.
Plusvalía	Tax on urban land value gains; if due, seller liable, but buyer substitutes for a non-resident individual (TRLRHL, art. 106.2).

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

QUESTION PACK

Questions for the notary

Buying guide

Quote the cadastral reference, attach the plan and request a written response.

To send or take to the appointment

Do title, charges and the registry description match the property being sold? Which documents are still needed for the deed?

How will legal access be evidenced and any differences in area or boundaries resolved?

Which deposit conditions remain outstanding and how will they be addressed before signing?

Written reply and documents

Person and role: _____ Date: _____

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

QUESTION PACK

Questions for the town hall

Buying guide

Quote the cadastral reference, attach the plan and request a written response.

To send or take to the appointment

Which certificate confirms the planning regime, permitted use and building conditions for this reference?

Are there recorded permits, enforcement proceedings, outstanding development charges or land transfers?

Which utility connections and permissions are required for my proposed use or works?

Questions specific to this plot

The planning certificate for the plot (certificado urbanístico): land class and category, development sector and any development charges still due. See page 22.

Under which licence the building was put up and which rules apply to it on rustic land in the coastal zone of influence. See page 16, 17–18, 49–50.

Other competent authorities

AUTHORITY	OFFICIAL CONTACT
the Junta de Andalucía	https://www.juntadeandalucia.es/servicios/tramites/presentacion-documentos.html
the Demarcación de Costas de Andalucía Mediterráneo	bzn-dcmalaga@miteco.es

Written reply and documents

Person and role: _____ Date: _____

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

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QUESTION PACK

Questions for the seller

Buying guide

Quote the cadastral reference, attach the plan and request a written response.

To send or take to the appointment

Exactly which registered properties, cadastral references, buildings and access rights are included in the price?

Can you provide deeds, receipts, permits and utility contracts, and explain discrepancies with the Catastro?

Will you agree to record outstanding answers as deposit conditions, with deadlines and agreed consequences?

Questions specific to this plot

Whether radon has been measured in the house and with what result: a valid measurement uses detectors from an accredited laboratory left in place for at least two months. See page 40.

Written reply and documents

Person and role: _____ Date: _____

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

SCOPE OF THE CHECKS

Check register

Source checked

Checks with no flagged impact on the plot, including searches without matches. Each row retains its result and source.

SUBJECT	READING AND SOURCE
Flood zones	No mapped river flood zone overlaps the plot; the nearest (T = 500 years) is 110 m from the plot. Flood zone T = 500 years: 110 m · Watercourse control zone: 34 m · Preferential flow zone: 115 m MITECO, Sistema Nacional de Cartografía de Zonas Inundables (SNCZI), licence CC BY 4.0 (source: Ministerio para la Transición Ecológica y el Reto Demográfico). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0 Read: 16/10/2026
Public forests and forest land	The nearest public forest is Explotación Forestal de Nerja, 5.0 km from the plot. Nearest public forest: 5.0 km · Forest crop in the Catastro: None · Public-domain forests in municipality: 0 MITECO, Inventario Español de Patrimonios Forestales y Catálogo de Montes de Utilidad Pública; data of December 2024, being updated. Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0 Read: 16/10/2026; catalogue downloaded from MITECO on 25/09/2026
Drove roads (vías pecuarias)	In the MITECO's Red General de Vías Pecuarias (the national compilation of drove roads) no route crosses the plot; the nearest is the Vereda del Antiguo Camino de Vélez, 1.4 km away. Axis of the nearest drove road: 1.4 km · Route crossing the plot: None · Drove roads within 500 m: None © Ministerio para la Transición Ecológica y el Reto Demográfico, Red General de Vías Pecuarias (data of Dec. 2024). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0 Read: 26/09/2026
Industrial sites and emissions	No site within 5 km of the plot is listed in the European register of industrial emissions (EEA, v16, 20/02/2026); 1 is listed within 10 km. Nearest site: 8.7 km · Within 5 / 10 km: 0 / 1 · Releases above threshold: 1 of 1 European Environment Agency, Industrial Reporting database v16 (20/02/2026), sdi.eea.europa.eu, CC BY 4.0. Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0 Read: 27/09/2026

SUBJECT	READING AND SOURCE
Mines and quarries	No mining right in force or being processed in the Catastro minero (the register of mining rights) covers the plot. Nearest mining right: 7.5 km · Nearest quarry or mine: 11.8 km · Quarries or mines within 5 km: 0 © MITECO, Catastro minero, geoportal.minetur.gob.es, CC BY 4.0; Obra derivada de BTN CC-BY 4.0 ign.es (BTN of 26/06/2026). Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0 Read: 17/10/2026

A search without matches does not establish the absence of risks outside the coverage or date of the register.

Source and retrieval date beside each result. Sources that did not answer are excluded.

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BEFORE YOU BUY

Before you pay a deposit

14 checks

What to have settled before any money leaves your account. Anything still open goes into the deposit contract as a dated condition, with the deposit returned if the answer does not come or is bad.

In every purchase

WHAT TO SETTLE	WHO	WHY
Nota simple read: the seller is the owner and charges are cleared at the deed	You or your lawyer	A mortgage or attachment not cleared stays with the property.
Catastro and Registry describe the same plot	You or your lawyer	If area or boundaries differ, sort it out before paying, not after.
Town hall's written answer on what may be built	You, at the town hall	What the seller says does not bind the town hall.
NIF available; foreign buyers apply for NIE early	You	You need a NIF to buy and it must appear in the deed. Foreign buyers should apply for an NIE early; if you do not yet have one, ask AEAT about obtaining a NIF.
Deposit contract reviewed: kind of arras, amount, deed date, who pays costs	Your lawyer	Art. 1454 arras let either side withdraw; the contract should say which kind they are and who pays the notary and Registry and, if the land is urban for IBI purposes, plusvalía.
Certificate of no IBI debts and last paid bill	The seller and the town hall or tax office	Check the town hall certificate: the last paid bill does not rule out IBI arrears.
Taxes worked out and funds set aside (ITP or IVA and AJD, notary, Registry)	You, with a gestoría	ITP runs from the transfer, including an earlier private contract transferring ownership; AJD runs from execution of the taxable instrument.
Deposit by bank transfer to the registered owner's account named in the contract	You	It leaves proof of the payment and of who received it.
Seller's tax residence confirmed	Your lawyer	If the seller is subject to IRNR without a permanent establishment, you withhold 3% of the price and pay it to the Agencia Tributaria (Spanish tax office) on Modelo 211 within one month of the sale. If the seller is a non-resident individual and the land is urban for IBI purposes, pay any plusvalía due in the seller's place.

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

BEFORE YOU BUY

Before you pay a deposit (continued)

14 checks

WHAT TO SETTLE	WHO	WHY
What is built on the plot: a town-hall licence or, failing that, recognition as asimilado a fuera de ordenación (AFO)	The seller; the town hall confirms it	General rule: six years from completion of the works or, if later, from the appearance of external signs revealing them; for uses, from signs of their effective establishment (LISTA, art. 153.1). This report does not calculate the period. The cases listed in art. 153.2 have no time limit. Before AFO recognition only works ordered by the town hall for safety and public health are allowed, with no utility connections (art. 173.3, 173.4). Ask the town hall which time limit applies here. AFO does not legalise the building; see the limits and documents on the building data sheet (pages 17–18).

On this plot

WHAT TO SETTLE	WHO	WHY
The planning certificate for the plot (certificado urbanístico): land class and category, development sector and any development charges still due	The town hall (ayuntamiento)	The SIU places the plot on developable land: development entails land transfers and urbanisation costs (page 22).
Under which licence the building was put up and which rules apply to it on rustic land in the coastal zone of influence	The town hall	building on land recorded as rustic by the Catastro in the coastal zone of influence: the town hall confirms whether it is lawful from its building licence; ask the Demarcación de Costas (State coastal office) for the deslinde plan (page 16, 17–18, 49–50).
Whether the property has a well or a water right in the Registro de Aguas or the Catálogo de aguas privadas (water registers), and what the basin plan allows here	The Junta de Andalucía (Consejería de Agricultura, Pesca, Agua y Desarrollo Rural)	the plot is over a groundwater body in poor quantitative and chemical status (Río Torrox), and in the nitrate-vulnerable zone Aluvial del Río Vélez, Río Algarrobo y Torrox (it limits fertiliser and manure where the land is farmed) (page 44).

WHAT TO SETTLE	WHO	WHY
The approved deslinde plan, showing the seashore and the protection easement opposite the property	The Demarcación de Costas de Andalucía Mediterráneo (Málaga)	building on land recorded as rustic by the Catastro in the coastal zone of influence: the town hall confirms whether it is lawful from its building licence; ask the Demarcación de Costas (State coastal office) for the deslinde plan (page 48).

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

PURCHASE DECISIONS

Before the sale deed

Buying guide

Documents, responsible people and questions to settle.

CHECK	WHO	DOCUMENT OR CONDITION
Identity and authority to sell	Notary	Ask the notary to check title, charges, representation, marital status and which consents are needed. Bring the registry extract and draft deed.
What the sale includes	Notary and seller	Identify every registered property and cadastral reference included, its boundaries, area and access. Resolve cadastral discrepancies before signing.
Deposit conditions	Your lawyer	Check the answers and certificates required by the deposit contract. Agree in writing how any outstanding condition will be resolved before executing the deed.
Payment and handover	Notary and seller	Agree the price, payment methods, discharge of charges, taxes and handover of possession. Keep receipts and the documents needed for tax filing and registration.

Record the checks

CHECK	DATE AND PERSON	DOCUMENT OR ANSWER RECEIVED
Identity and authority to sell	_____	_____
What the sale includes	_____	_____
Deposit conditions	_____	_____
Payment and handover	_____	_____

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

PURCHASE DECISIONS

Before starting works

Buying guide

Documents, responsible people and questions to settle.

CHECK	WHO	DOCUMENT OR CONDITION
Design and permitted use	Town hall and architect	Ask the town hall for this plot's planning certificate and which design and permission apply to the proposed work. Cadastral class does not authorise works. For an existing unlicensed building, AFO does not legalise it: confirm permitted uses and works with the town hall and consult the building-sheet limits (pages 17–18).
Boundaries and ground	Surveyor and geotechnical engineer	Ask the surveyor to set out boundaries, access and levels, and the geotechnical engineer to define the site investigation for the project. Report measurements do not replace a survey.
Other authority approvals	Town hall and competent authority	Ask the competent authorities which approvals apply to the work, taking account of the chapter findings on water, coasts, forests and protected areas.
Utilities and budget	Developer and utility providers	Confirm utility capacity and connection costs, earthworks, waste handling, safety and construction access in writing. Budget for the actual site conditions.

Record the checks

CHECK	DATE AND PERSON	DOCUMENT OR ANSWER RECEIVED
Design and permitted use	_____	_____
Boundaries and ground	_____	_____
Other authority approvals	_____	_____
Utilities and budget	_____	_____

State and regional law as published in the BOE and the official gazettes, read on 20/10/2026. Not legal or tax advice.

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EVIDENCE

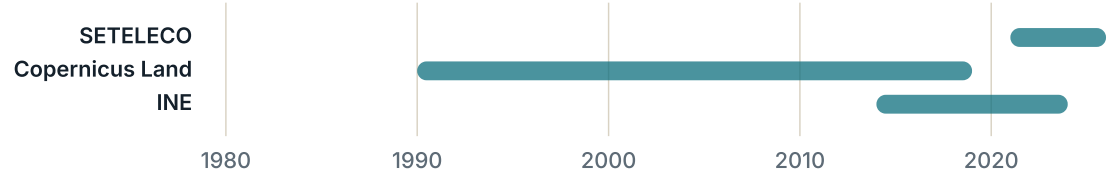
Sources and dates

8 publishers

Every figure here comes from these sources, read on the date shown.

PUBLISHER	WHAT WAS USED	LICENCE	READ
SETELECO (Ministerio para la Transformación Digital)	Broadband coverage 2021–2025 and eligible areas 2024 Data: digital.gob.es	Re-use with credit (Ley 37/2007) Terms: digital.gob.es	2026-10-17
Copernicus Land Monitoring Service	CORINE Land Cover 1990/2018 and changes Data: land.copernicus.eu	Copernicus data policy: free use with credit Terms: land.copernicus.eu	2026-10-17
INE	Municipal codes; 2014–2023 population and published income via MITECO Data: ine.es	CC BY 4.0 · original INE data Terms: ine.es	2026-10-20
Dirección General del Catastro	INSPIRE cadastral parcels and buildings; public descriptive records Data: catastro.hacienda.gob.es	Catastro data licence, with credit Terms: catastro.hacienda.gob.es	2026-10-16/20
Instituto Geográfico Nacional (IGN)	Current and historical PNOA, IGN Base, elevation, BTN25, NGMEP and geophysics Data: centrodedescargas.cnig.es	CC BY 4.0 Terms: ign.es	2026-09-26/10-20
MITECO	SNCZI flood maps, coast, water, forests, drove roads and municipal indicators Data: miteco.gob.es	Re-use with credit (Ley 37/2007) Terms: miteco.gob.es	2026-09-26/10-17
Agencia Europea de Medio Ambiente (EEA)	Natura 2000, NatDA v23 and Industrial Reporting Data: eea.europa.eu	CC BY 4.0 Terms: eea.europa.eu	2026-09-27/10-17
BOE	National and regional legislation; CTE and NCSE-02 Data: boe.es	Legal text, no copyright (LPI, art. 13) Terms: boe.es	2026-09-26/10-20

What period each source describes



Bars show the years described by the series, not the retrieval date. Catastro and live layers: version and retrieval dates appear on each map. PNOA: flight year where identified by IGN; the retrieval year is not the flight year.

How the readings were made, and what we could not read: page 100.

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EVIDENCE

Sources, part 2

8 more source sets

More sources read for this plot. Page 99 lists the main map layers.

PUBLISHER	WHAT WAS USED	LICENCE	READ
REDIAM (Junta de Andalucía)	Wildfire perimeters in Andalusia 2008–2025 Data: portalrediam.cica.es	CC BY 4.0 Terms: creativecommons.org	2026-10-20
EFFIS (Copernicus, JRC)	EFFIS: burnt-area perimeters since 2016 Data: forest-fire.emergency.copernicus.eu	CC BY 4.0 Terms: forest-fire.emergency.copernicus.eu	2026-10-20
CN IGME	GEODE 1:50,000, regional swelling-clay map and BDMoves Data: mapas.igme.es	CN IGME data licence (2022) Terms: info.igme.es	2026-10-17
Ministerio de Transportes	HERMES roads and railways; PLINUR aviation easements Data: mapas.fomento.gob.es	Re-use with credit (Ley 37/2007) Terms: transportes.gob.es	2026-10-16/17
NOAA NCEI	Global Historical Tsunami Database Data: ngdc.noaa.gov	Public domain Terms: ncei.noaa.gov	2026-10-17
FEGA (SIGPAC)	SIGPAC field parcels, uses, slopes and flags Data: sigpac-hubcloud.es	CC BY 4.0 Terms: sigpac-hubcloud.es	2026-10-16
Ministerio de Sanidad	National Hospital Catalogue 2025 Data: sanidad.gob.es	Re-use with credit (Ley 37/2007) Terms: sanidad.gob.es	2026-10-17
MIVAU (SIU)	Urban Information System, edition 19/06/2026 Data: mivau.gob.es	Re-use with credit (Ley 37/2007) Terms: mivau.gob.es	2026-10-17

PERMISSIONS

- Aerial photos and base maps: PNOA and MTN © Instituto Geográfico Nacional, CC BY 4.0.

CHECKS STILL TO COMPLETE

- Every source used for these findings answered. The topics this report does not read are on pages 86–87.

HOW THE READINGS WERE MADE

- Every map is drawn on the plot's Catastro outline.
- Distances run from the Catastro boundary unless stated otherwise. Rings and counts within them run from the plot centre.

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