TERRENOCHECK



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PRE-PURCHASE LAND REPORT · SPAIN

Xàbia/Jávea (Alicante) Parcel 6633007BC5963S

A plot of 997 m². Plan: urban land. Catastro (Spain's cadastre; it does not prove ownership): urban, for IBI (property tax) purposes. What the official sources say, in 10 chapters, and what to settle before paying a deposit.

997 m²	22	45	116
CATASTRO AREA	POINTS TO CHECK	MAPS	PAGES

SUMMARY · PURCHASE DECISION

Summary

22 points to check

SUMMARY OF ALL 116 PAGES

Our reading in one paragraph

The sources read give no serious warning about this plot; 22 points remain to check before paying a deposit. First: 997 m² according to the Catastro, 8 simplified sides; the longest, H–I, measures 25.3 m (page 11).

The key map: Location and surroundings



The plot in numbers

997 m²
Catastro area

970 m
Nearest river flood zone

910 m
Natura 2000

67 m
Nearest ground >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. **Protection and restrictions on use.** Obtain the boundaries and sectoral approvals from the named authorities. If public forest is mapped, confirm ownership and whether the property can be sold before paying a deposit; the map does not establish title.

IN YOUR FAVOUR

- Coast and public domain: The plot is 1.2 km from the coastal deslinde (official boundary survey), outside the minimum 500 m of the zone of influence (zona de influencia); the zoning plan may widen that zone (page 42).
- 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 Colada de Cabañes, 880 m away (page 46).

WEIGHS AGAINST

- To check: 997 m² according to the Catastro, 8 simplified sides; the longest, H–I, measures 25.3 m. Confirm with a land surveyor (ingeniero técnico en topografía) (page 11).
- To check: The Catastro declares 1 building on the plot (A), with 227 m² of gross built area: residential-use part (vivienda) 104 m², residential-use part (vivienda) 99 m² and parking 24 m². Confirm with Seller (page 13).
- To check: According to the Ministry's Urban Information System (Sistema de Información Urbana, SIU), the whole plot is urban land (suelo urbano). Confirm with Town hall (page 35).
- To check: Mean local slope 10% and maximum 20%; ask a surveyor and architect to assess foundations and earthworks. Confirm with a land surveyor (ingeniero técnico en topografía) (page 58).
- To check: Under the plot, the IGME geological map shows fine soil with limestone or detrital beds, which the IGME legend describes in Spanish as "Margas, calizas arenosas y arcillas (Tap)". Confirm with a geologist or geotechnical engineer (page 60).
- And 17 more to check, in the amber chapters (page 3).

Assembled on 20 Nov 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 (CONTINUED)

Summary (continued)

10 chapters, 45 maps

CHAPTER / FINDING FOR THIS PLOT		PAGE
The plot	CHECK FIRST **Location and surroundings.** Catastro buildings within 250 m: 128.	5
Daily places around the plot	CHECK FIRST **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. Supermarket/shop: 930 m.	18
Land class and planning	CHECK FIRST **Planning: land class.** According to the Ministry's Urban Information System (Sistema de Información Urbana, SIU), the whole plot is urban land (suelo urbano). Catastro area: 997 m².	34
Coast, forests and drove roads	CONTEXT Coastal boundary (deslinde): 1.2 km · Nearest public forest: 880 m	41
Protected nature	CHECK FIRST **Natura 2000.** The nearest Natura 2000 site is 910 m from the plot: the SAC/SCI and SPA (ZEC/LIC and ZEPA) site ES5213018, Penya-segats de la Marina.	48
The ground	CHECK FIRST **Slope of the ground.** Mean local slope 10% and maximum 20%; ask a surveyor and architect to assess foundations and earthworks.	57
Water and flooding	CHECK FIRST **Flood zones.** No mapped river flood zone overlaps the plot; the nearest (T = 10 years) is 970 m from the plot.	68
Risks nearby	CHECK FIRST **Wildfires.** The nearest burnt area, detected by satellite in September 2016 (631 ha, municipality of Xàbia/Jávea), lies 960 m from the plot.	83
Access and networks	CHECK FIRST **Roads and railways.** The road “HERCULES”, municipal according to the IGN, 2 m away.	90
The purchase	CONTEXT **Costs on €100,000:** the full working on a price of €100,000, with notary and Land Registry.	96

Daily life: nearby distances

Bus/tram stop	**1.0 km**	22
Supermarket/shop	**930 m**	21
Primary school	**2.1 km**	21
Hospital with emergency care	**13.2 km**	21
Nearest beach	**1.3 km**	22

Straight-line distances from the plot centre to a representative point of the OSM object. These are neither routes nor travel times. Rings are centred on the plot.

Three things to settle before the deposit

1. **Active faults.** Still to verify: the active-fault map (the IGME's QAFI database). p. 102–103
2. **Noise not assessed.** Municipal noise map or acoustic zoning, and a site check. p. 102–103
3. **Defence zones.** Confirmation of applicable military aviation restrictions. p. 102–103

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116 pages, 45 maps

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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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CHAPTER 1 · ASSESSMENT

The plot

ASSESSMENT OF PAGES 6–17

1 context 4 check first

Check first

To keep in mind: What the Catastro records about plot 6633007BC5963S, and what the map shows on it and around it. 997 m² according to the Catastro, 8 simplified sides; the longest, H–I, measures 25.3 m. The Catastro declares 1 building on the plot (A), with 227 m² of gross built area: residential-use part (vivienda) 104 m², residential-use part (vivienda) 99 m² and parking 24 m². Still to verify: ownership and charges; pools and outbuildings not in the Catastro.

128
Catastro buildings within 250 m

997 m²
Catastro area

227 m²
Built area in the Catastro

1956–1957
Oldest photo

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Location and surroundings.** Catastro buildings within 250 m: 128. To check: lawful access.	p. 7
CHECK FIRST	**Shape and measurements.** 997 m² according to the Catastro, 8 simplified sides; the longest, H–I, measures 25.3 m.	p. 11
CHECK FIRST	**What is built on the plot.** The Catastro declares 1 building on the plot (A), with 227 m² of gross built area: residential-use part (vivienda) 104 m², residential-use part (vivienda) 99 m² and parking 24 m².	p. 13
CONTEXT	**Old aerial photos.** The IGN holds aerial photos of this plot going back to 1956–1957: American flight, series B (1956–1957), SIGPAC flight (08/2000) and current PNOA orthophoto (06/2024).	p. 16
CHECK FIRST	**Ownership and charges.** Do not pay a deposit until the seller, property and charges are confirmed. **Pools and outbuildings not in the Catastro.** BTN25 does not map pools or outbuildings: their absence there does not prove they are absent.	p. 102–103

TO SETTLE BEFORE A DEPOSIT

- **Land Registry and your lawyer.** Recent nota simple and title deed (102–103).
- **Seller and town hall.** A comparison on the visit and against the orthophoto; permits for what is built (102–103).

The 12 data pages of this chapter

6 This parcel in plain words
7 Location and surroundings
8 Location and surroundings: the data
9 Parcel dimensions
10 Plot plan
11 Shape and measurements
12 Shape and measurements: the data
13 What is built on the plot
14 What is built on the plot: the data
15 What is built on the plot: the data
16 The plot in old aerial photos
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AI READING

This parcel in plain words

Context

An AI model wrote this text from the findings in this report. It adds no new figures; the data pages are what counts.

This parcel in Xàbia/Jávea (Alicante) has a Catastro area of 997 m². Catastro classifies it as urban for property tax purposes and records a building with residential and parking uses, totalling 227 m² of gross built area. The Ministry's Urban Information System identifies the whole plot as urban land (suelo urbano), while permitted uses and works remain unverified.

The coastal and drove-road findings are favourable within the limits of the sources checked. The plot lies 1.2 km from the coastal deslinde, outside the minimum zone of influence, although the zoning plan may extend that zone. No route in the MITECO's Red General de Vías Pecuarias crosses the plot. These findings address mapped constraints without establishing development rights.

The main unresolved matters are ownership, charges and lawful access, followed by planning rules and the legality of existing buildings. Neither a mapped track nor a Catastro entry settles those questions. Utility connections and their costs also remain unconfirmed. Sloping ground and the mapped fine soils leave foundation conditions and earthworks uncertain. Protected-area management plans and buffer zones have not been checked, and noise has not been assessed.

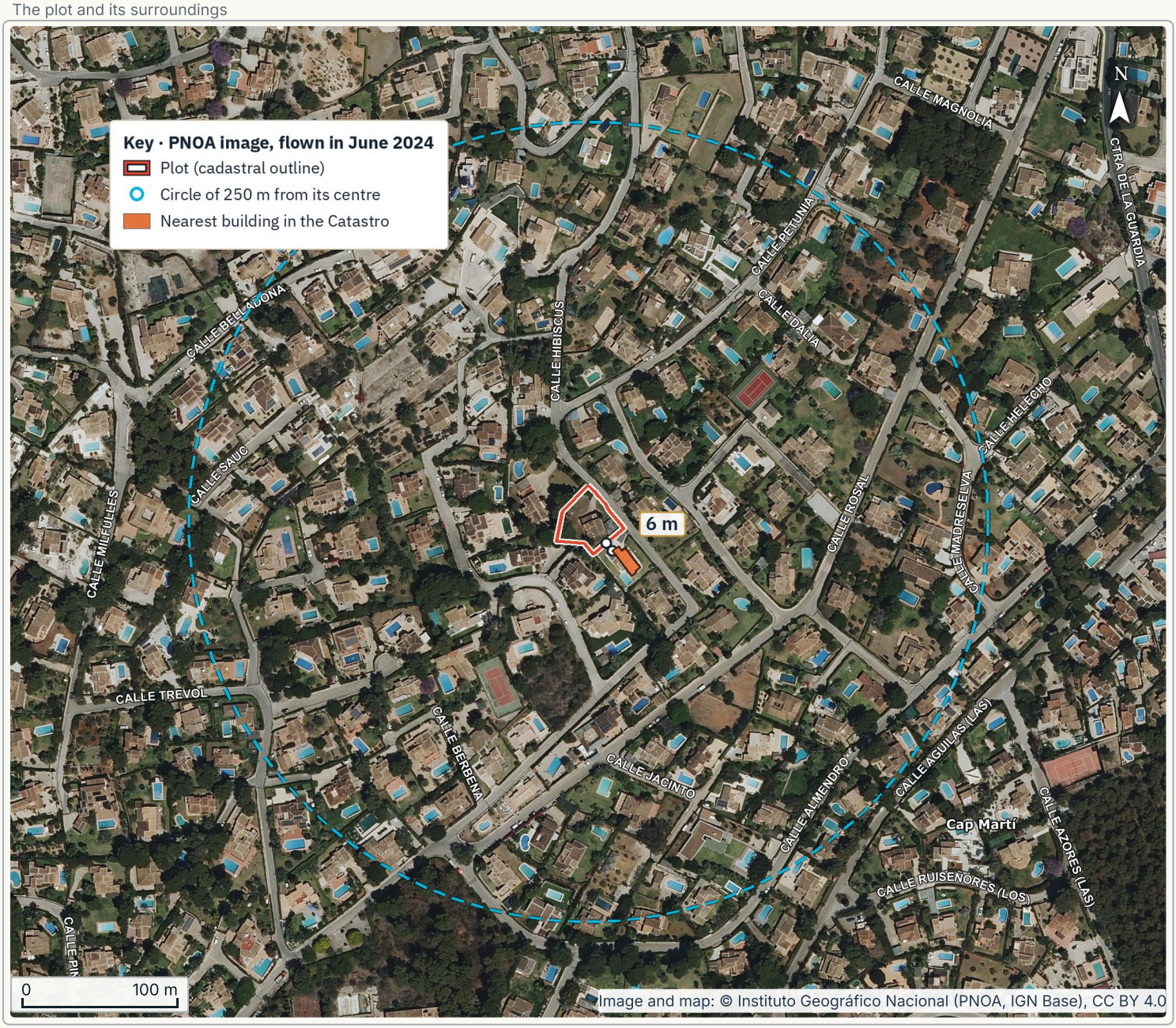
First, ask the Registro de la Propiedad and your lawyer to verify the seller, title, charges and access rights against recent documents. Next, ask the town hall for written planning information and check building permits against the seller's records and the property itself. Then commission a surveyor to check boundaries and levels, and a geotechnical engineer to investigate foundation conditions. Obtain written connection details from utility providers and clarify environmental restrictions with the Generalitat Valenciana (the Valencian regional government) and town hall before committing a deposit.

Written by an AI model from the findings in this report; every figure in the text was checked against the report.

Location and surroundings

What the Catastro records about plot 6633007BC5963S, and what the map shows on it and around it.

The plot and its surroundings



- Catastro buildings within 250 m: **128**
- Built area, per the Catastro: **227 m²**
- Nearest building outside the plot: **6 m**

WHAT IT MEANS FOR YOUR PLOT

The Catastro records 1 building on the plot, with 227 m² of gross built area: residential-use part (vivienda) 104 m², residential-use part (vivienda) 99 m² and parking 24 m², per the property record.

SOURCES AND LIMITS Image and map: © Instituto Geográfico Nacional (PNOA, IGN Base), CC BY 4.0. Read on 15/11/2026. Image retrieved: 2026-11-15.

THE PLOT

Location and surroundings: the data

Check first

More on the map

The building outline on the IGN topographic map (BTN25) inside the boundary matches a Catastro building. That does not prove everything is declared: the map misses many sheds, barns and extensions.

Buildings on the plot

Catastro building	**Residential, built 1967, 227 m² gross built area, 1 dwelling.**
What the property declares	**Residential-use part (vivienda) 104 m², residential-use part (vivienda) 99 m² and parking 24 m². The building layer gives one category per building; this breakdown is the property record's.**
IGN topographic map (BTN25)	**1 outline; it matches a Catastro building.** **An outline is taken as matching the Catastro if it overlaps one of its buildings or lies within 10 m of one: the IGN draws at 1:25,000 and some buildings sit a few metres off. 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)	**6633007BC5963S.**
Catastro address	**Urbanización Tosalet 46 03738 Xàbia/Jávea (Alicante).**
Nearest road (IGN)	**According to IGN, the nearest local road's centre line is 2 m from the 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.

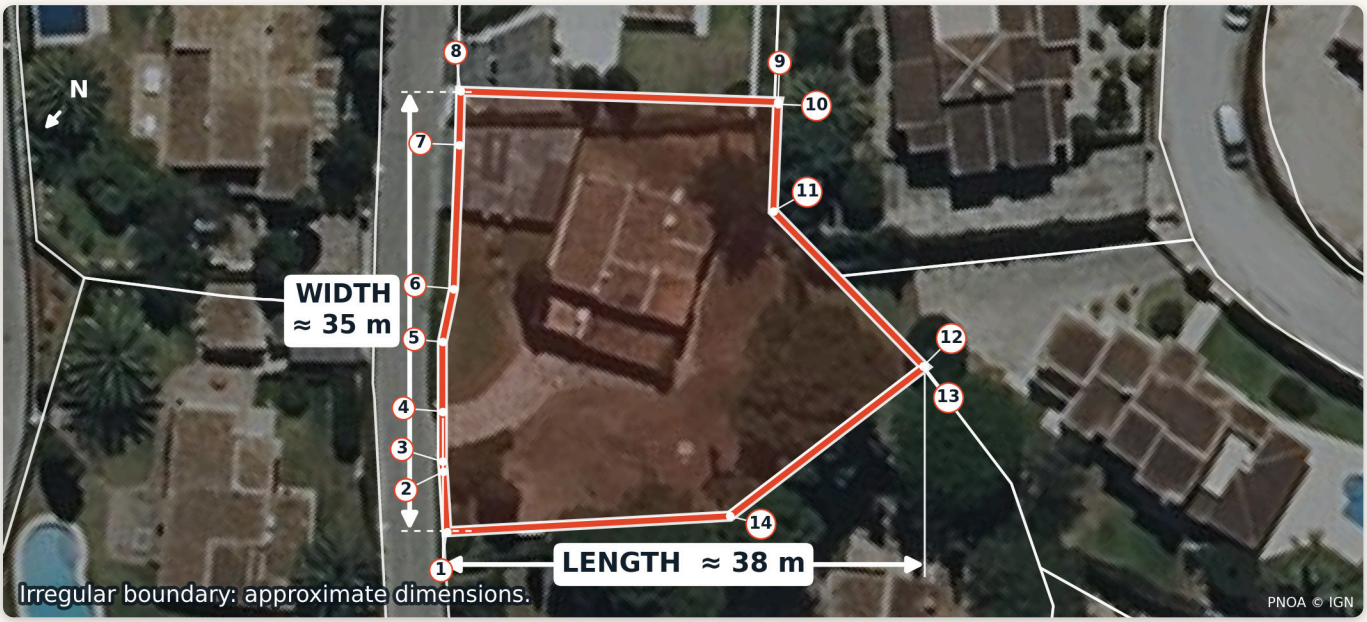
TerrenoCheck, from Catastro (DGC) data, under its INSPIRE data licence. Instituto Geográfico Nacional, INSPIRE transport network (CC BY 4.0). Base Topográfica Nacional BTN25, © Instituto Geográfico Nacional, CC BY 4.0; TerrenoCheck, from Catastro (DGC) data and the IGN's BTN25

THE PLOT · GEOMETRY

Parcel dimensions

14 sides

6633007BC5963S on the aerial photo, turned to its long sides. Numbered circles: corners of the boundary, in the order of the side table below.



≈ 38 m
length along the long sides

≈ 35 m
width across

997 m²
parcel area · perimeter 128.4 m

Boundary sides, numbered as on the drawing

SIDE	LENGTH
1 → 2	4.77 m
2 → 3	0.81 m
3 → 4	3.96 m
4 → 5	5.51 m
5 → 6	4.32 m
6 → 7	11.43 m
7 → 8	4.24 m

SIDE	LENGTH
8 → 9	25.30 m
9 → 10	0.18 m
10 → 11	8.50 m
11 → 12	17.13 m
12 → 13	0.13 m
13 → 14	19.51 m
14 → 1	22.58 m

WHAT THESE SIZES MEAN

The length runs along the parcel's long sides and the width across them; neither describes a rectangle that fits inside. The shape is irregular, so both sizes are approximate.

One ring of 14 sides; side 14 runs from corner 14 back to corner 1.

BEFORE YOU RELY ON THEM

Ask a surveyor to match the parcel reference, area and sides with the current cadastral extract and with the fences.

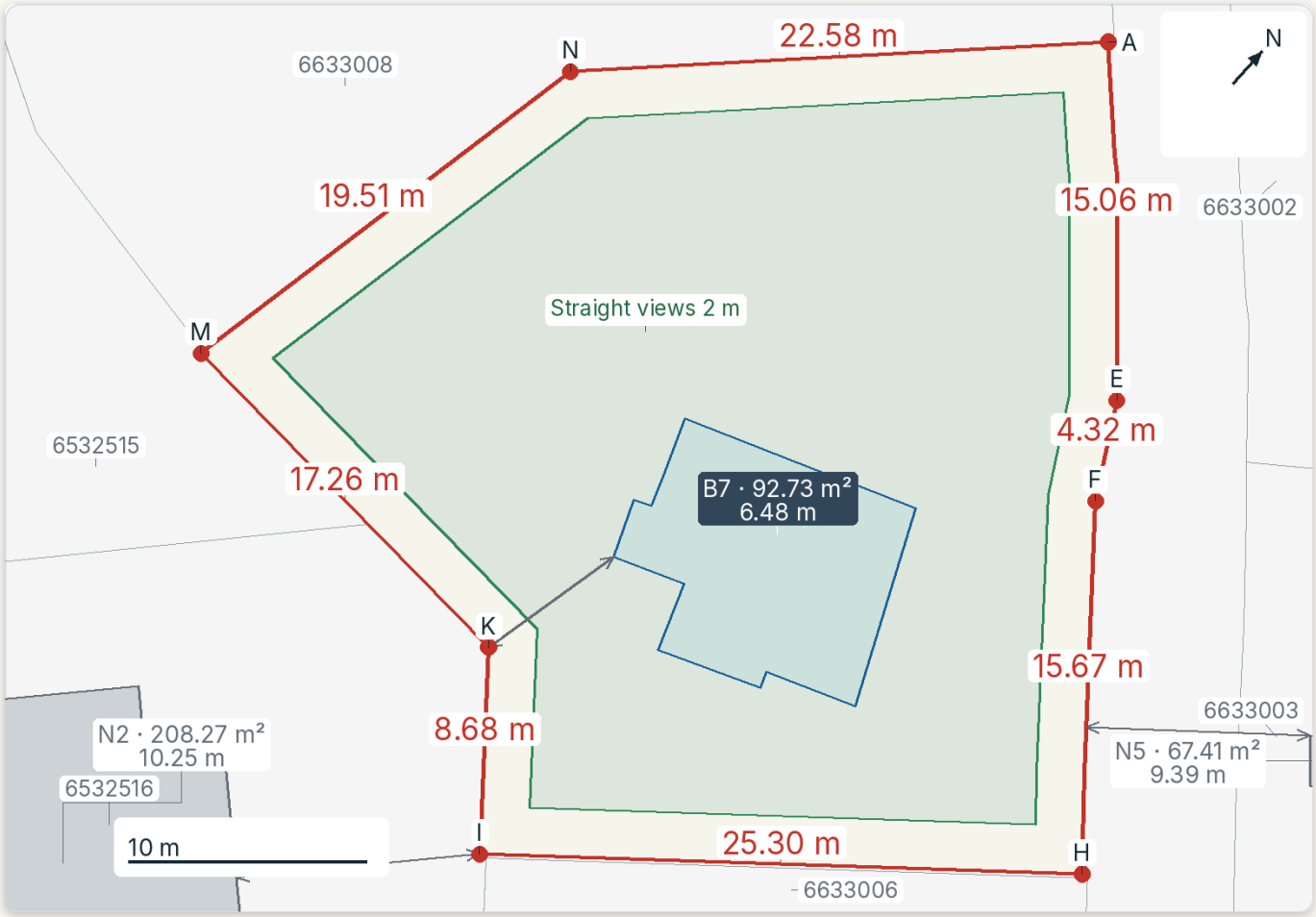
DGC: 2001-10-30; read: 2026-11-15; PNOA © IGN (CC BY 4.0); read: 2026-11-15

THE PLOT · PLAN

Plot plan

Indicative

Boundaries, buildings and distances seen from above; neighbours as far as they fit the frame.



Plot: red · Building: blue · Neighbours: grey

Plot	**997.00 m² in the Catastro · 997.27 m² from the outline**
Building	**Residential · whole outline: 92.73 m² · inside the plot: 92.73 m² · year 1967**
Coverage	**92.73 m² · 9.30% of the plot under known outlines · Setback 2 m · 664.11 m² free more than 2 m from the boundary**
Boundaries	**14 sides · 128.38 m perimeter · nearest at 6.48 m**
Neighbours	**7 buildings within 25 m · nearest at 6.24 m**

Known outlines cover 9.30% of the parcel; the nearest lies 6.48 m from a boundary.

The 2 m inset leaves 664.11 m² outside known outlines.

The plan labels the exterior spans in the boundary table; lengths follow the original outline. Every corner, short side and excluded hole is in the dimensions register (page 114).

Civil Code, art. 582: a window with straight views needs 2 m to the boundary; the green area on the plan is the land more than 2 m from the boundary. It does not apply between buildings separated by a public road (art. 584). For the distance to boundaries in the municipal plan, ask the town hall. Dimensions come from the Catastro, not a survey; buildings or extensions may be missing. Water, power and sewer networks are not published: ask the operator of each one.

Sources: Dirección General del Catastro · INSPIRE cadastral maps · free use with credit; BOE · Código Civil, arts. 582–584

Shape and measurements

997 m² according to the Catastro, 8 simplified sides; the longest, H–I, measures 25.3 m.

Outline and longer sides; every length is in the data sheet



- Catastro area: **997 m²**
- Longest side, H–I: **25.3 m**
- Outer perimeter: **128 m**

WHAT IT MEANS FOR YOUR PLOT

The plot has 997 m² according to the Catastro and an outer perimeter of 128 m, measured over its 14 corners. The 8 map sides are simplified; their lengths follow the original outline, which deviates from the drawing by up to 0.2 m.

It borders 4 Catastro plots.

BEFORE YOU BUY

A land surveyor (ingeniero técnico en topografía). Ask for a boundary survey. If it differs from Catastro, obtain the property's GML coordinate file and the alternative graphic validation report (informe de validación gráfica alternativa) confirming Catastro's technical acceptance. The notary and Land Registry can then coordinate map and entry; this does 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: 2026-11-15.

THE PLOT

Shape and measurements: the data

Check first

More on the map

Sides A–E, E–F and F–H run along a track or street on the IGN road and street map.

Plot data

Calculated area of the outline	**997 m²**
Neighbouring plots	**4**
Cadastral class	**Urban; use: residential**

Sides of the outline

A–E	**15.1 m, north-east side; along a municipal street or track (IGN).**
E–F	**4.3 m, north-east side; along a municipal street or track (IGN).**
F–H	**15.7 m, north-east side; along a municipal street or track (IGN).**
H–I	**25.3 m, south-east side; borders 6633006BC5963S.**
I–K	**8.7 m, south-west side; borders 6532516BC5963S.**
K–M	**17.3 m, south side; borders 6532516BC5963S and 6532515BC5963S.**
M–N	**19.5 m, west side; borders 6633008BC5963S.**
N–A	**22.6 m, north-west side; borders 6633008BC5963S.**

Neighbouring plots

6633006BC5963S	**831 m², along side H–I; reference similar to that of 6633008BC5963S.**
6532516BC5963S	**1,000 m², along sides I–K, K–M; reference similar to that of 6532515BC5963S.**
6532515BC5963S	**1,348 m², along side K–M; reference similar to that of 6532516BC5963S.**
6633008BC5963S	**2,138 m², along sides M–N, N–A; reference similar to that of 6633006BC5963S.**

Area and limits of the data

Catastro area	**997 m².**
Calculated area	**997 m², the same as the Catastro figure when rounded to whole m²: 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). Walls and fences may not follow it.**
Measurement	**In the Catastro's projection, ETRS89 / UTM zone 31N (EPSG:25831). Area and outer perimeter over the 14 corners of the full outline; map sides are simplified and their lengths follow that outline (page 11).**

What to ask and whom

The neighbours. Ask the adjoining neighbours whether walls, fences or boundary stones match the sides on page 11.

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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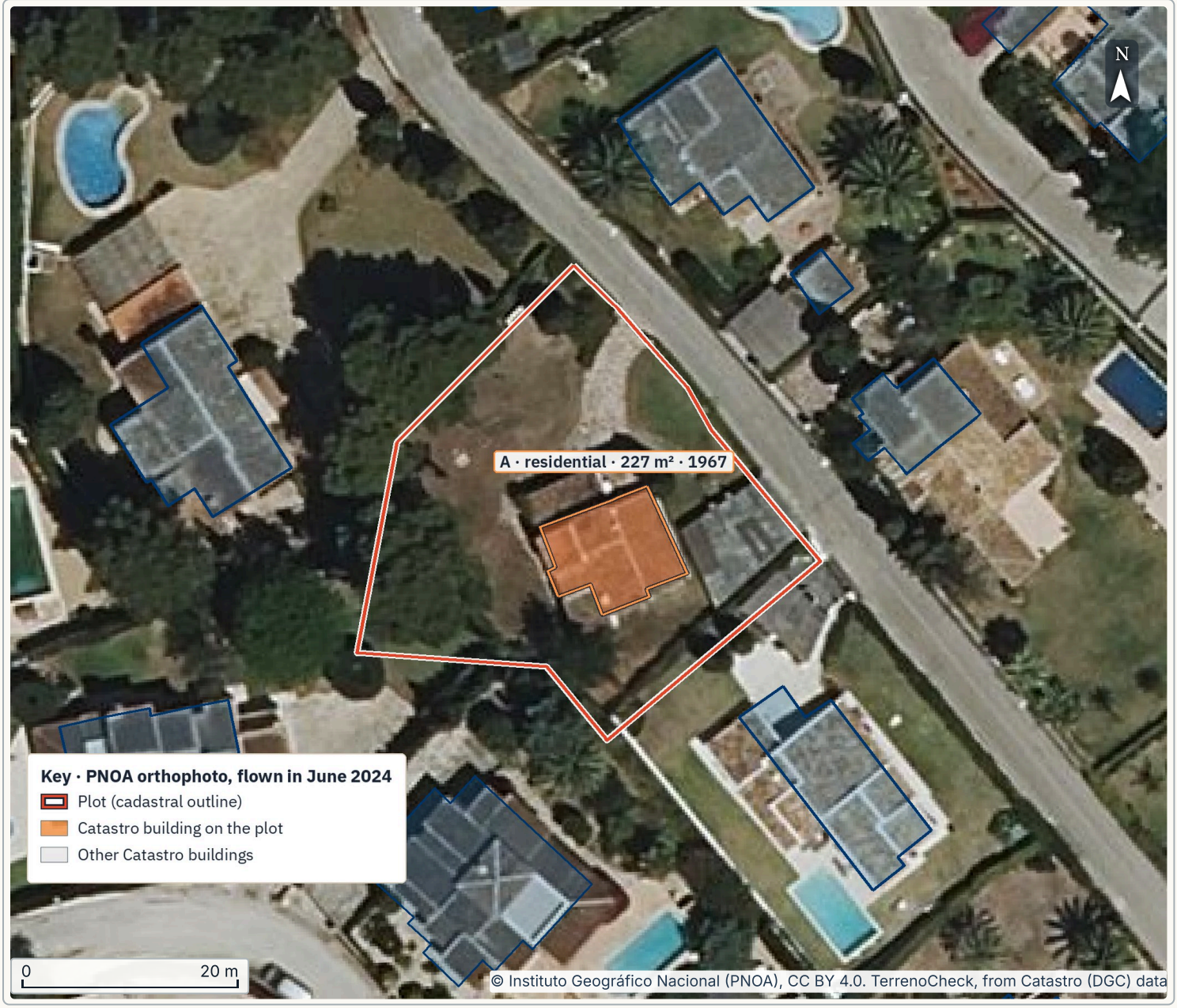
What is built on the plot

Built area in the Catastro: 227 m².

Catastro buildings on the PNOA orthophoto



- Built area in the Catastro: **227 m²**
- Date the layer was read: **15/11/2026**
- Restoration enforcement period: **Unconfirmed**

WHAT IT MEANS FOR YOUR PLOT

The Catastro declares 1 building on the plot (A), with 227 m² of gross built area: residential-use part (vivienda) 104 m², residential-use part (vivienda) 99 m² and parking 24 m². Being in the Catastro does not prove a licence: without one, check the licence and completion: works without or contrary to a licence fall under TRLOTUP (Texto refundido de la Ley de ordenación del territorio, urbanismo y paisaje; Valencia's consolidated planning law) art. 255; on non-developable land, no time limit under art. 255.5, subject to the historical regime in art. 255.6.

BEFORE YOU BUY

Seller. Ask for the building licence for building A and the first-occupation permit (licencia de primera ocupación), or the declaración responsable where that replaces it (TRLSRU, arts. 11.5 and 28.1).

SOURCES AND LIMITS Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. TerrenoCheck, from Catastro (DGC) data. Read on 15/11/2026. Image retrieved: 2026-11-15.

THE PLOT

What is built on the plot: the data

Check first

More on the map

The Catastro dates the building to 1967; that year does not prove when the works were finished, and this report does not calculate the period.

On the visit, compare what stands with the declared m²: a closed-in porch, an extra floor or a shed added later may be missing from the Catastro. To date them, compare the old aerial photos on page 16.

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	**On the plot. Residential, 227 m² of gross built area, built 1967, 1 dwelling, 93 m² footprint on the map; parts: residential-use part (vivienda) 104 m² · residential-use part (vivienda) 99 m² · parking 24 m². What to check: building and first-occupation licences.**

What is not in the Catastro

Outlines not in Catastro	**Not compared: BTN25 does not map pools or outbuildings. Check what you see on the orthophoto or on the visit against the Catastro.**
What to check on the visit	**Sheds, pools, closed-in porches and added floors: compare them with what is declared above.**

Time limit in Comunitat Valenciana

Time limit	**To confirm: TRLOTUP (Texto refundido de la Ley de ordenación del territorio, urbanismo y paisaje; Valencia's consolidated planning law) art. 255 concerns works without or contrary to a licence. The current general rule is 15 years; the cases in art. 255.5, including non-developable land, have no time limit. Older works follow the law in force at completion (art. 255.6). Ask the town hall for the licence, completion evidence and applicable regime; this report does not determine the period for particular works.**
No time limit	**Land or buildings in the public domain; property listed in the General Inventory of Valencian Cultural Heritage; land the plan designates as green areas, roads, open spaces or public facilities; non-developable (rural) land, of any kind (art. 255.5).**

Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. TerrenoCheck, from Catastro (DGC) data; outlines on the IGN topographic map (BTN25); TRLOTUP, art. 255.1; art. 255.5

THE PLOT

What is built on the plot: the data

Check first

Time limit in Comunitat Valenciana (continued)

After the time limit	**No named status in the law: the art. 256 regime (works stay unlawful). Not legalised; no refurbishment, extension or strengthening works; the council may order works needed for safety, health, appearance or landscape.**
Old-building registration	**Old-building registration procedure: TRLSRU, art. 28.4; RD 1093/1997, art. 52. Registration does not legalise the building.**

What to ask and whom

Notary. Ask whether registration by age is available: the time limit for restoration measures involving demolition must have expired. This report does not establish that condition. Obtain a municipal or competent surveyor's certificate, notarial record or Catastro certificate with the completion date and matching description; the registrar checks the remaining conditions.

Land Registry. Obtain a Land Registry extract (nota simple) and check whether the building is registered and whether a planning enforcement case or a note on its status is recorded.

Town hall. Ask whether any planning enforcement case is open on the property.

How it was measured. Catastro buildings with more than a fifth inside the outline; map outlines with no Catastro building within 10 m (page 8); time limit from the regional law.

The building, before you sign

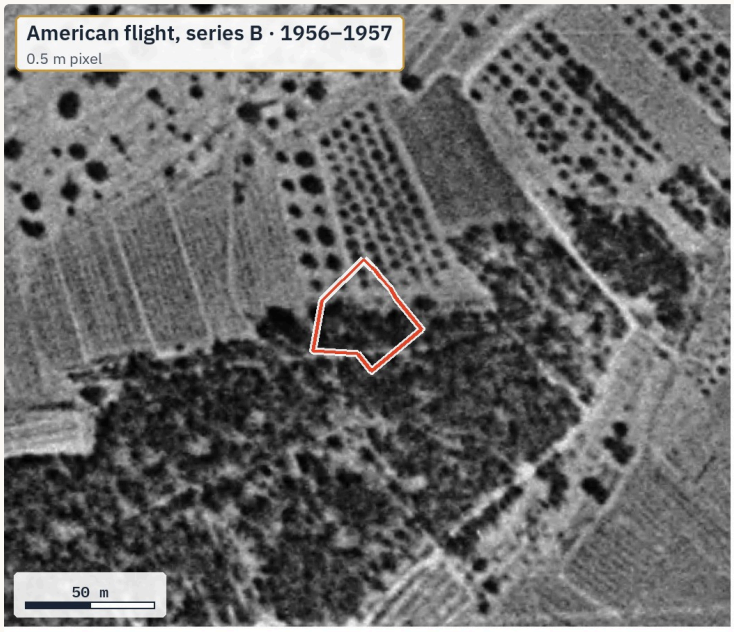
TOPIC	YOUR BUILDING	WHAT TO ASK FOR
Technical inspection (ITE or IEE)	The Catastro dates the building to 1967. Regional and municipal rules set which buildings undergo technical inspection (ITE or IEE) and when; the Constitutional Court (STC 143/2017) annulled the State provisions that had imposed it nationwide.	Ask the town hall of Xàbia/Jávea whether this building has an inspection due under regional and municipal rules. Ask for the latest report and the repairs it listed.
Asbestos	The Catastro dates the building to 1967. The Orden of 7 December 2001 introduced the asbestos ban in 2002, but allowed products already installed or in service before it took effect to remain in use until removal or the end of their useful life. Roofs, tanks or ducts may contain asbestos; the cadastral date does not prove its presence.	Ask at the visit what those parts are made of and check the public asbestos census of Xàbia/Jávea. Removal needs a contractor with a work plan. Ley 7/2022, disposición adicional decimocuarta; RD 847/2026 (BOE-A-2026-22081), art. 11.

Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. TerrenoCheck, from Catastro (DGC) data; outlines on the IGN topographic map (BTN25); TRLOTUP, art. 255.1; art. 255.5

The plot in old aerial photos

The IGN holds aerial photos of this plot going back to 1956–1957: American flight, series B (1956–1957), SIGPAC flight (08/2000) and current PNOA orthophoto (06/2024).

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









- Oldest photo: **1956–1957**
- Catastro year: **1967**
- Periods with a photo: **3 of 4**

WHAT IT MEANS FOR YOUR PLOT

No flight of 1973–1986 covers this spot. The Catastro gives 1967 as the year of construction. No aerial photo from the construction year (1967) in the comparison. Ask the seller for the building licence and completion document for the 1967 works; confirm the licence with the town hall. This report puts the photos side by side; it does not interpret what they show.

SOURCES AND LIMITS 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 15/11/2026.

THE PLOT

The plot in old aerial photos: the data

Context

More on the map

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 pages 14–15.

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.

Flights covering the plot

1956–1957	**American flight, series B, 1956–1957, 0.5 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	**No 1973–1986 flight in the IGN archive has a photo over the plot.**
1997–2003	**SIGPAC flight, 08/2000, 0.5 m pixel. Flown by FEGA for SIGPAC, over all of Spain.**
Current	**PNOA, current orthophoto, 06/2024, 0.25 m pixel. The IGN's latest PNOA orthophoto.**
Other PNOA flights	**The IGN also holds flights of 2005, 2007, 2009, 2012, 2014, 2017 and 2021 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 pages 14–15 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 and a description matching the deed. A photo can back those documents; it does not replace them.**

Catastro and photos

Catastro year	**1967. A Catastro certificate giving the completion date is one of the documents the law accepts for old works.**
Photos before 1967	**American flight, series B (1956–1957).**
Photos from the 2000 flight onwards	**SIGPAC flight (08/2000), PNOA 2005, PNOA 2007, PNOA 2009, PNOA 2012, PNOA 2014, PNOA 2017, PNOA 2021 and current PNOA orthophoto (06/2024).**
Comparison for the 1967 works	**No aerial photo from the construction year (1967) in the comparison. Ask the seller for the building licence and completion document for the 1967 works; confirm the licence with the town hall. Nearest flights in the catalogue: 1957 and 1997. A catalogue entry does not mean the image has been read.**

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 as of 01/03/2026, as the CNIG list states.**

Method: 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 (the olive-census flight). Sources: 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

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CHAPTER 2 · ASSESSMENT

Daily places around the plot

ASSESSMENT OF PAGES 19–33

3 context 2 check first

Check first

The map findings are set out below. Still to verify: noise not assessed; defence zones.

8 h 20 min
Direct sun on 15 December

509 ha
Artificial surfaces 2018

B4
CTE climatic zone

−24 ha
Inventory difference: not a change measure

What the data says

READING	FINDING	PAGE
CONTEXT	**Sun, horizon and climate.** The model estimates 8 h 20 min of direct sun at the plot centre on 15 December, compared with 9 h 20 min with an unobstructed horizon.	p. 23
CONTEXT	**Land use and change.** Since 1990, 59 ha within 1.5 km of the plot shifted to CORINE artificial surfaces; in 2018 artificial surfaces (including unbuilt spaces inside discontinuous urban fabric) covered 509 ha.	p. 26
CHECK FIRST	**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.	
CONTEXT	**Aviation easements.** According to PLINUR, the nearest airport is Alicante-Elche Miguel Hernández, with its reference point 84 km away, and the limit of its aviation easements (servidumbres aeronáuticas) lies 55 km from the plot. Source: Ministry of Transport, PLINUR (page 109).	p. 109
CHECK FIRST	**Noise not assessed.** The absence of a strategic map does not establish a quiet location. **Defence zones.** PLINUR does not publish these zones and this report has not checked them.	p. 102–103

The 15 data pages of this chapter

19 Close to home
20 Services in the wider area
21 Nearest mapped destinations
22 Nearest mapped destinations
23 Sun, horizon and climate
24 Sun, horizon and climate: the data
25 Sun, horizon and climate: the data
26 Land use and change
27 Land use and change: the data
28 Sealed ground
29 Wind farm sensitivity
30 Solar farm sensitivity
31 Nitrogen dioxide in the air
32 Checks without a map of their own
33 Summer nights: ground heat

Assembled on 20 Nov 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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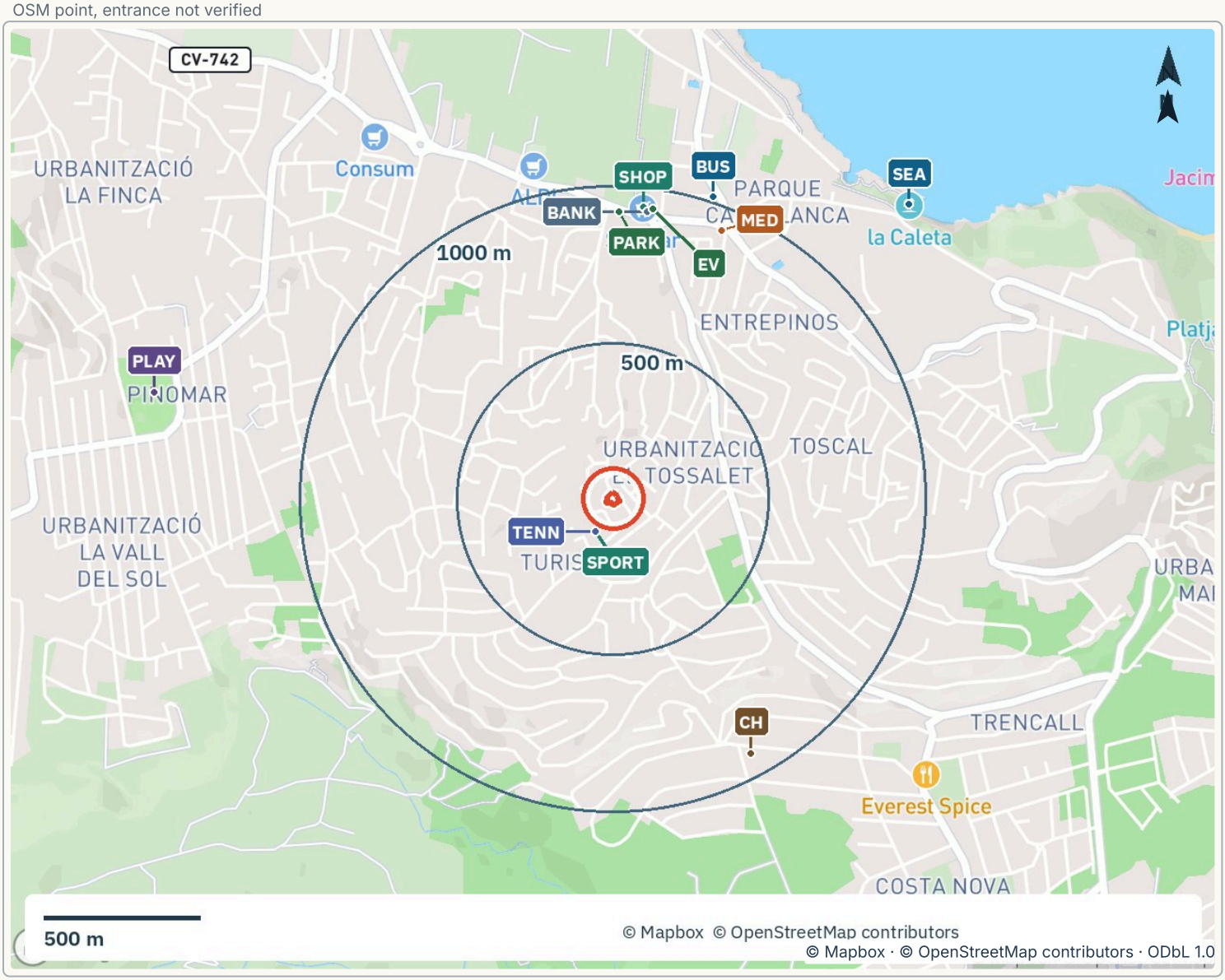
Close to home

Mapped destinations near this plot; straight-line distances, not routes.

OSM point, entrance not verified



© Mapbox · © OpenStreetMap contributors · ODbL 1.0

- Bus/tram stop: **1.0 km**
- Supermarket/shop: **930 m**
- Pharmacy/bakery: **920 m**

Cadastral plot	BUS · Bus/tram stop	SHOP · Supermarket/shop
MED · Pharmacy/bakery	CH · Church	PARK · Park
PLAY · Playground	BANK · Bank/ATM	SEA · Beach
SPORT · Sports centre/pitch	TENN · Tennis court	EV · EV charging

WHAT IT MEANS FOR YOUR PLOT

Straight-line distances from the plot centre to a representative point of the OSM object. These are neither routes nor travel times. Rings are centred on the plot.

BEFORE YOU BUY

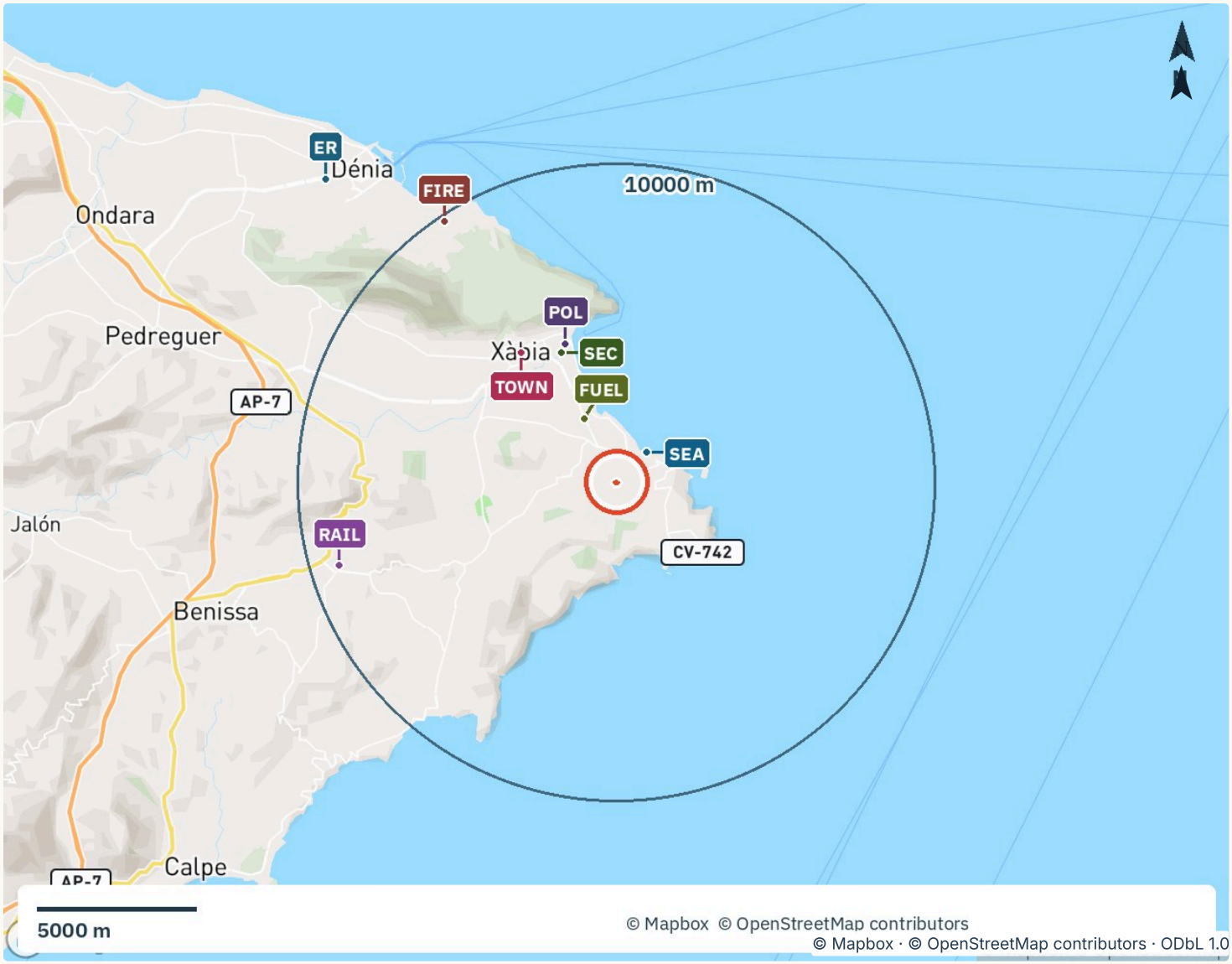
OpenStreetMap is a community inventory, not a complete register. Confirm opening hours, school admission and emergency services with the operator.

SOURCES AND LIMITS © OpenStreetMap contributors · Geofabrik · 2026-11-14 · ODbL 1.0

Services in the wider area

Mapped destinations near this plot; straight-line distances, not routes.

OSM point, entrance not verified



© Mapbox · © OpenStreetMap contributors · ODbL 1.0

- Rail/metro station: **9.1 km**
- Hospital with emergency care: **13.2 km**
- Secondary school: **4.4 km**

Cadastral plot	RAIL · Rail/metro station	SEC · Secondary school
ER · Hospital with emergency care	FUEL · Fuel station	POL · Police
FIRE · Fire station	SEA · Beach	TOWN · Town hall

WHAT IT MEANS FOR YOUR PLOT

Straight-line distances from the plot centre to a representative point of the OSM object. These are neither routes nor travel times. Rings are centred on the plot.

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SOURCES AND LIMITS © OpenStreetMap contributors · Geofabrik · 2026-11-14 · ODbL 1.0

DAILY PLACES AROUND THE PLOT

Nearest mapped destinations

Mapped inventory

Everyday services

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
SHOP · Supermarket/shop	Saladar	930 m	OSM w/441777855
MED · Pharmacy/bakery	Unnamed in OSM	920 m	OSM n/5874107794
BANK · Bank/ATM	Unnamed in OSM	920 m	OSM n/5874127930
POST · Post office	Oficina de Correos	5.2 km	OSM n/1161703701
VET · Veterinary practice	Asis	4.8 km	OSM n/10249258567
CH · Church	Ermita de Sant Sebastià	920 m	OSM w/721987305

Health and schools

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
KG · Kindergarten	Col·legi d'Educació Infantil i Primària l'Arenal	2.1 km	OSM w/997590404
PRI · Primary school	Col·legi d'Educació Infantil i Primària l'Arenal	2.1 km	OSM w/997590404
SEC · Secondary school	Institut d'Educació Secundària La Mar	4.4 km	OSM w/997578488
GP · Health centre/clinic	HLA Centro Médico San Carlos Jávea	2.1 km	OSM n/4985650321
ER · Hospital with emergency care	Hospital HLA San Carlos	13.2 km	OSM w/112575130

Safety

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
POL · Police	Guàrdia Civil de Xàbia	4.6 km	OSM w/997590454
FIRE · Fire station	ACIF la Marina Alta	9.8 km	OSM n/10561891200

Buyer's offices

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
TOWN · Town hall	Ajuntament de Xàbia	5.0 km	OSM w/667105378
NOT · Notary	José María González Arroyo	12.4 km	OSM n/5873931233
REG · Property Registry	·	No mapped entry within 15 km	OSM

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DAILY PLACES AROUND THE PLOT

Nearest mapped destinations

Mapped inventory

Transport

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
BUS · Bus/tram stop	Unnamed in OSM	1.0 km	OSM n/5873941728
RAIL · Rail/metro station	Teulada	9.1 km	OSM n/9551853097
FUEL · Fuel station	Repsol	2.2 km	OSM w/1076998050
AIR · Airport (IATA)	Aeropuerto de Alicante-Elche Miguel Hernández	84.5 km	OSM r/12132147
EV · EV charging	Unnamed in OSM	930 m	OSM n/11042186157

Sport and leisure

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
PARK · Park	Unnamed in OSM	910 m	OSM w/441895292
PLAY · Playground	Unnamed in OSM	1.5 km	OSM n/5964996843
SEA · Beach	la Caleta	1.3 km	OSM w/1125693657
POOL · Public swimming pool	Unnamed in OSM	3.1 km	OSM w/1124277358
SPORT · Sports centre/pitch	Unnamed in OSM	120 m	OSM w/1158752919
GYM · Gym	OM	2.7 km	OSM n/11397726481
TENN · Tennis court	Unnamed in OSM	120 m	OSM w/1158752919
GOLF · Golf course	Club de Golf Jávea	4.3 km	OSM w/23854584
PORT · Marina	Club Náutico de Jávea	5.0 km	OSM w/101014296
Restaurants/cafés within 500 m	·	0	OSM

Straight-line distances from the plot centre to a representative point of the OSM object. These are neither routes nor travel times. Rings are centred on the plot.

OpenStreetMap is a community inventory, not a complete register. Confirm opening hours, school admission and emergency services with the operator.

School stage: isced:level tag or explicit CEIP/IES/Infantil/Primaria/Secundaria name. The airport has an IATA code; flights are not checked. Registry: OSM entry identified by name, not proof of territorial jurisdiction.

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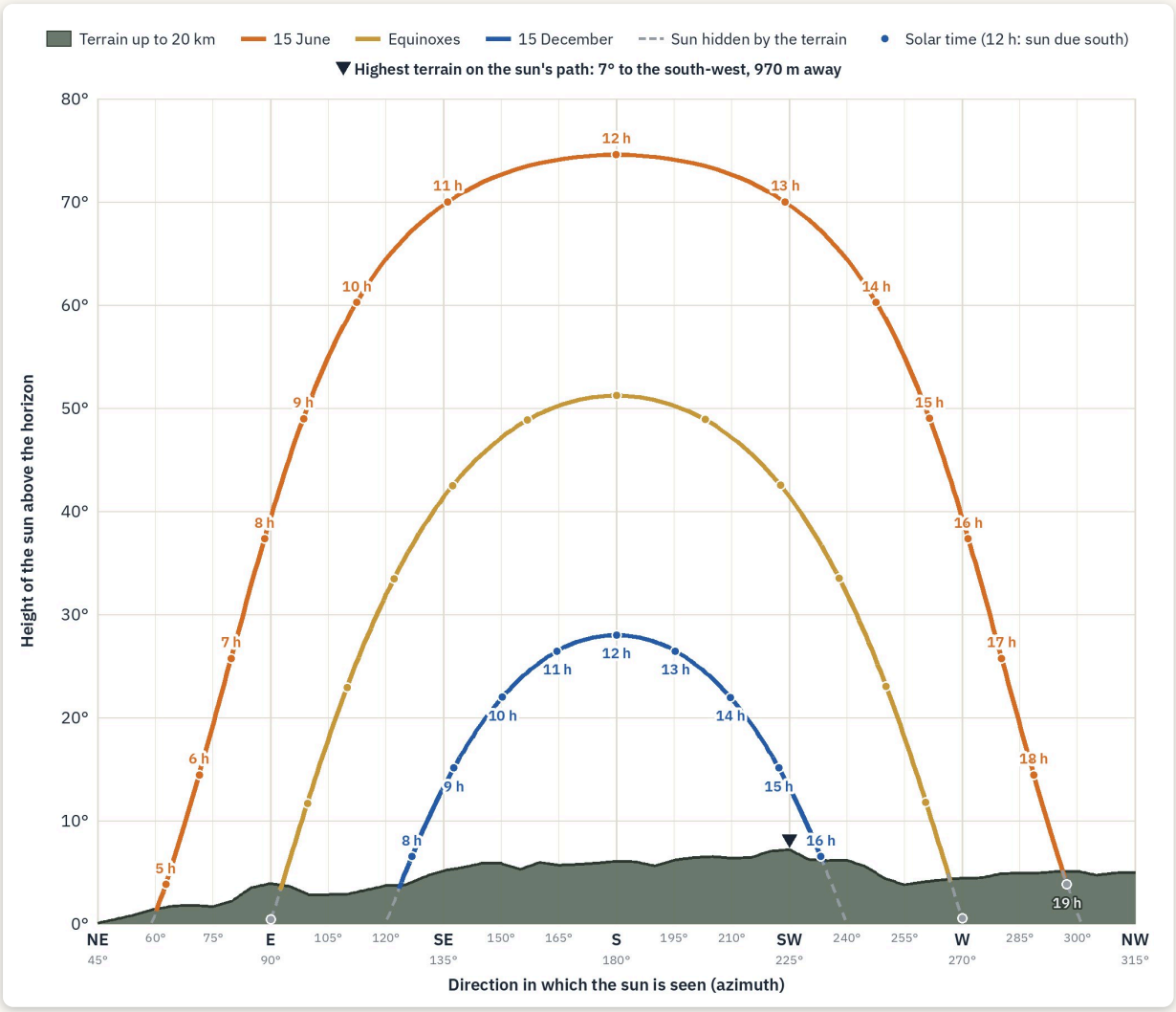
SURROUNDINGS

Sun, horizon and climate

Context

The model estimates 8 h 20 min of direct sun at the plot centre on 15 December, compared with 9 h 20 min with an unobstructed horizon.



TerrenoCheck

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

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 15/11/2026.

SURROUNDINGS

Sun, horizon and climate: the data

Context

8 h 20 min
Direct sun on 15 December

B4
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 50 min with an unobstructed horizon.

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

What to ask and whom

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.

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

January	**8 h 40 min (9 h 40 min with an unobstructed horizon).**
February	**10 h (10 h 40 min with an unobstructed horizon).**
March	**11 h 10 min (11 h 50 min with an unobstructed horizon).**
April	**12 h 30 min (13 h 10 min with an unobstructed horizon).**
May	**13 h 30 min (14 h 10 min with an unobstructed horizon).**
June	**14 h 10 min (14 h 50 min with an unobstructed horizon).**
July	**13 h 50 min (14 h 30 min with an unobstructed horizon).**
August	**13 h (13 h 40 min with an unobstructed horizon).**
September	**11 h 40 min (12 h 20 min with an unobstructed horizon).**
October	**10 h 30 min (11 h 10 min with an unobstructed horizon).**
November	**9 h (10 h with an unobstructed horizon).**
December	**8 h 20 min (9 h 20 min with an unobstructed horizon).**

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

SURROUNDINGS

Sun, horizon and climate: the data

Context

Aspect and slope

Aspect	**The plot falls towards the north, according to the elevation model. A slope like this takes in less of the sun's energy in winter than flat ground, leaving aside the shade from buildings and trees, which has not been assessed. The hours of sun come from the horizon, not from the aspect.**
Mean slope	**10%, the same as on page 58; it is an estimate from the model, to be checked on your visit.**

Climatic zone of the building code (CTE)

Zone	**B4 for a new building at 35 m above sea level in the province of Alicante (DB-HE, Annex B, Table a): winter temperate (B) and summer very hot (4), 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), except a temporary building for two years or less, a non-residential industrial, defence or farm building with low energy demand, and a detached building with under 50 m² of total useful floor area (DB-HE, HE 0 and HE 1, section 1.2 b, c and d). With B, the U-value may not exceed 0.56 W/m²K for walls and floors in contact with the outside air, 0.44 W/m²K for roofs in contact with the outside air, 0.75 W/m²K for walls, floors and roofs against the ground or a non-habitable space (as the CTE defines it), and 2.30 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 12:54 on 15 December and 13:59 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 60 m out to 20 km; unreliable within 100 m. Walls, trees and houses are not in it and may take more sun away.**

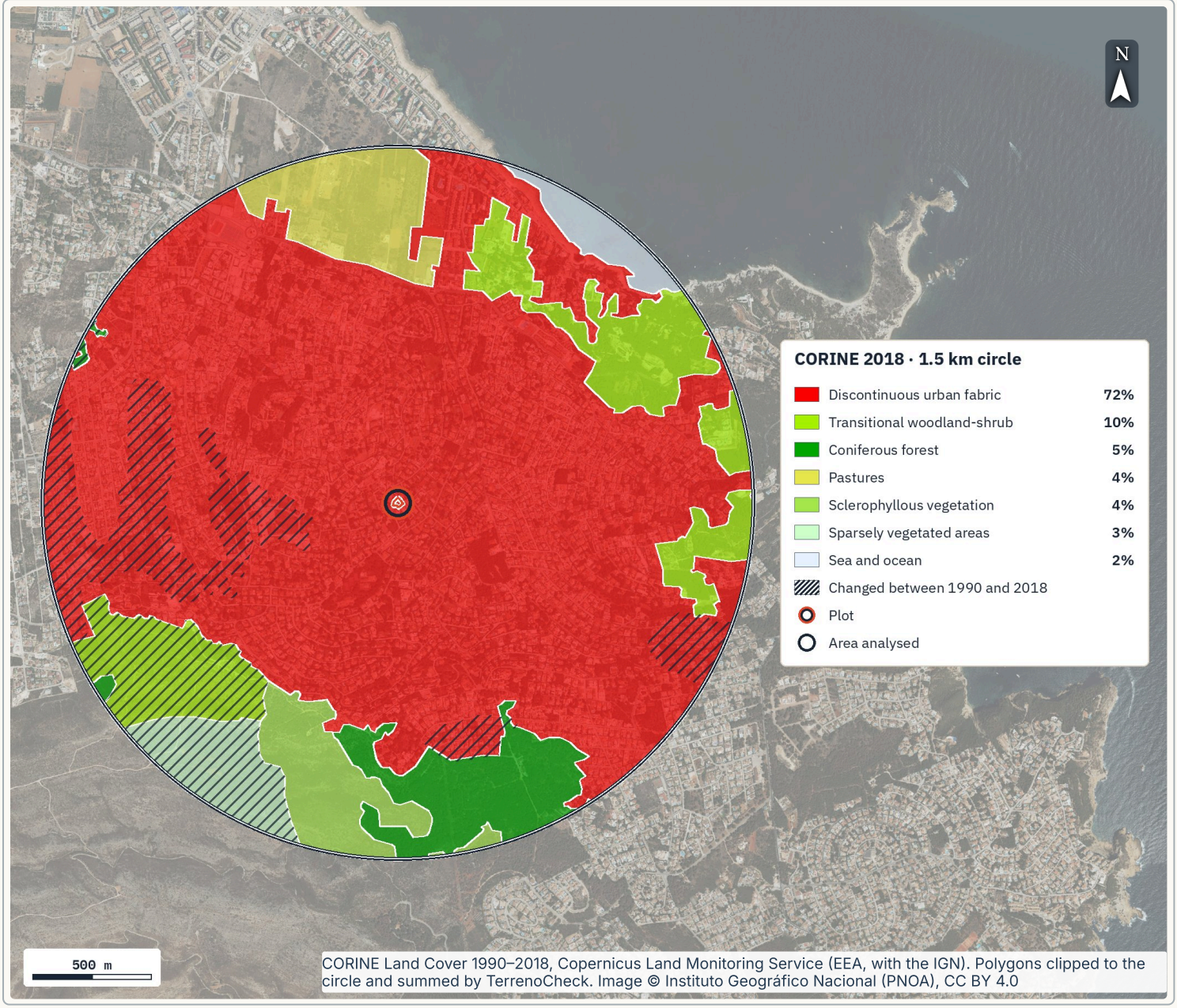
How it was measured. Horizon from the centre of the plot, 2 m above the ground, every 5° and out to 20 km; sun position worked out minute by minute on the 15th of each month and times rounded to 10 min (curves for 15 June and 15 December), with clear sky and without buildings or trees.

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

Land use and change

Artificial surfaces 2018: 509 ha.

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



- Artificial surfaces 2018: **509 ha**
- Discontinuous urban fabric: **72%**
- Inventory difference: not a change measure: **−24 ha**

WHAT IT MEANS FOR YOUR PLOT

Since 1990, 59 ha within 1.5 km of the plot shifted to CORINE artificial surfaces; in 2018 artificial surfaces (including unbuilt spaces inside discontinuous urban fabric) covered 509 ha. The largest change was "Forest and semi-natural areas → Artificial surfaces": 59 ha adding up the periods 1990–2000 and 2006–2012. The largest land class in 2018 was "Discontinuous urban fabric" (72% of the circle). It maps the surroundings in 25 ha patches, not the plot. The inventory difference (2018 minus 1990) is −24 ha; it may include mapping revisions and does not measure actual change or net urban growth.

SOURCES AND LIMITS 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 15/11/2026.

SURROUNDINGS

Land use and change: the data

Context

Land cover in 2018

72% · 509 ha	**Discontinuous urban fabric (artificial surfaces).**
10% · 74 ha	**Transitional woodland-shrub (forest and semi-natural areas).**
5% · 35 ha	**Coniferous forest (forest and semi-natural areas).**
4% · 31 ha	**Pastures (agricultural areas). 3 other classes add up to 9%.**

Changes 1990–2018

59 ha · 1990–2000 and 2006–2012	**Forest and semi-natural areas → Artificial surfaces.**
49 ha · 2012–2018	**Changes within forest and semi-natural areas.**
Total changed (rounded)	**108 ha, 15% of the circle.**
Rounding	**Areas are rounded independently; their sum may differ from the rounded total.**

What it means for the purchase

Artificial surfaces	**The change layers record 59 ha converted to artificial surfaces (a CORINE class broader than built structures). This sums conversions, not net growth. What the plan allows on the plot is on page 35.**
Forest nearby	**Forest and transitional woodland cover 15% of the circle. Whether the plot is forest land or a public forest is on page 44.**

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.**

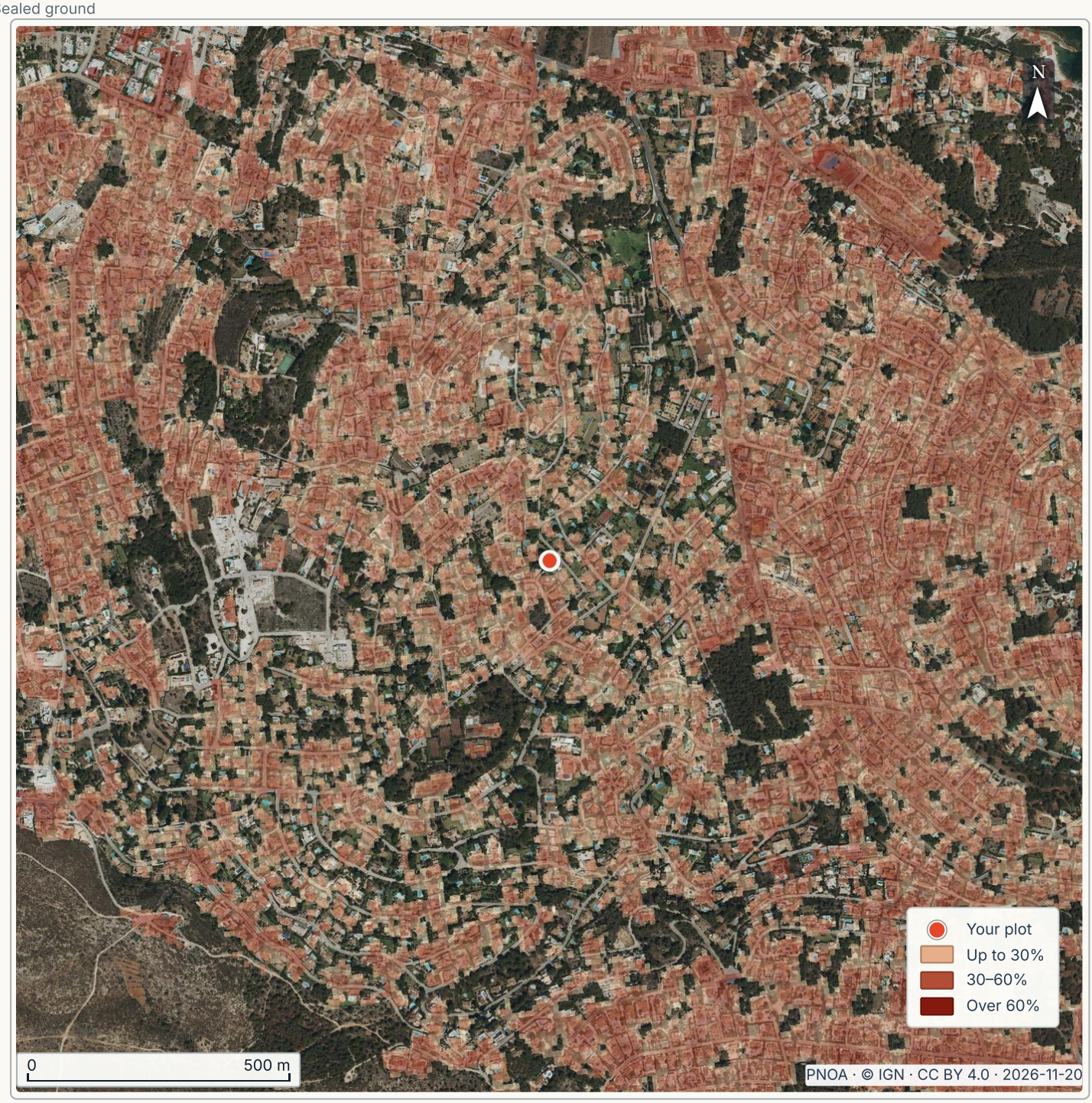
How it was measured. CORINE polygons clipped to a 1.5 km circle centred on the plot and summed by class. Changes come from the 1990–2018 change layers, not from subtracting the two maps.

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

Sealed ground

How much concrete and asphalt surrounds the plot?

Sealed ground



- Share of the plot: **3%**
- Nearest sealed ground: **0 m**
- Map width: **2.0 km**

WHAT IT MEANS FOR YOUR PLOT

In 2018 the Copernicus layer showed some degree of sealing on 3% of the plot and 54% of the map. More sealing means more runoff and hotter streets in summer.

BEFORE YOU BUY

The town hall. Ask whether the street drains can take a storm.

SOURCES AND LIMITS Source: Copernicus, imperviousness density 2018; retrieved 20/11/2026; https://land.copernicus.eu/; public data reused with credit.

Wind farm sensitivity

Could a wind farm be built nearby?

Wind farm sensitivity



- Reading at the plot: **Maximum (not recommended)**
- Nearest classified zone: **0 m**
- Map width: **5.0 km**

WHAT IT MEANS FOR YOUR PLOT

State zoning gives this point an environmental sensitivity for wind energy of: Maximum (not recommended). A low class eases permitting; it does not mean a project exists.

BEFORE YOU BUY

The town hall. Ask whether energy projects are being processed in the municipality.

SOURCES AND LIMITS Source: MITECO, environmental zoning for renewable energy: wind; retrieved 20/11/2026; https://www.miteco.gob.es/es/cartografia-y-sig.html; public data reused with credit.

Solar farm sensitivity

Could a solar farm be built on the surrounding fields?

Solar farm sensitivity



- Reading at the plot: **Maximum (not recommended)**
- Nearest classified zone: **0 m**
- Map width: **5.0 km**

WHAT IT MEANS FOR YOUR PLOT

State zoning gives this point an environmental sensitivity for solar energy of: Maximum (not recommended). A low class eases permitting; it does not mean a project exists.

BEFORE YOU BUY

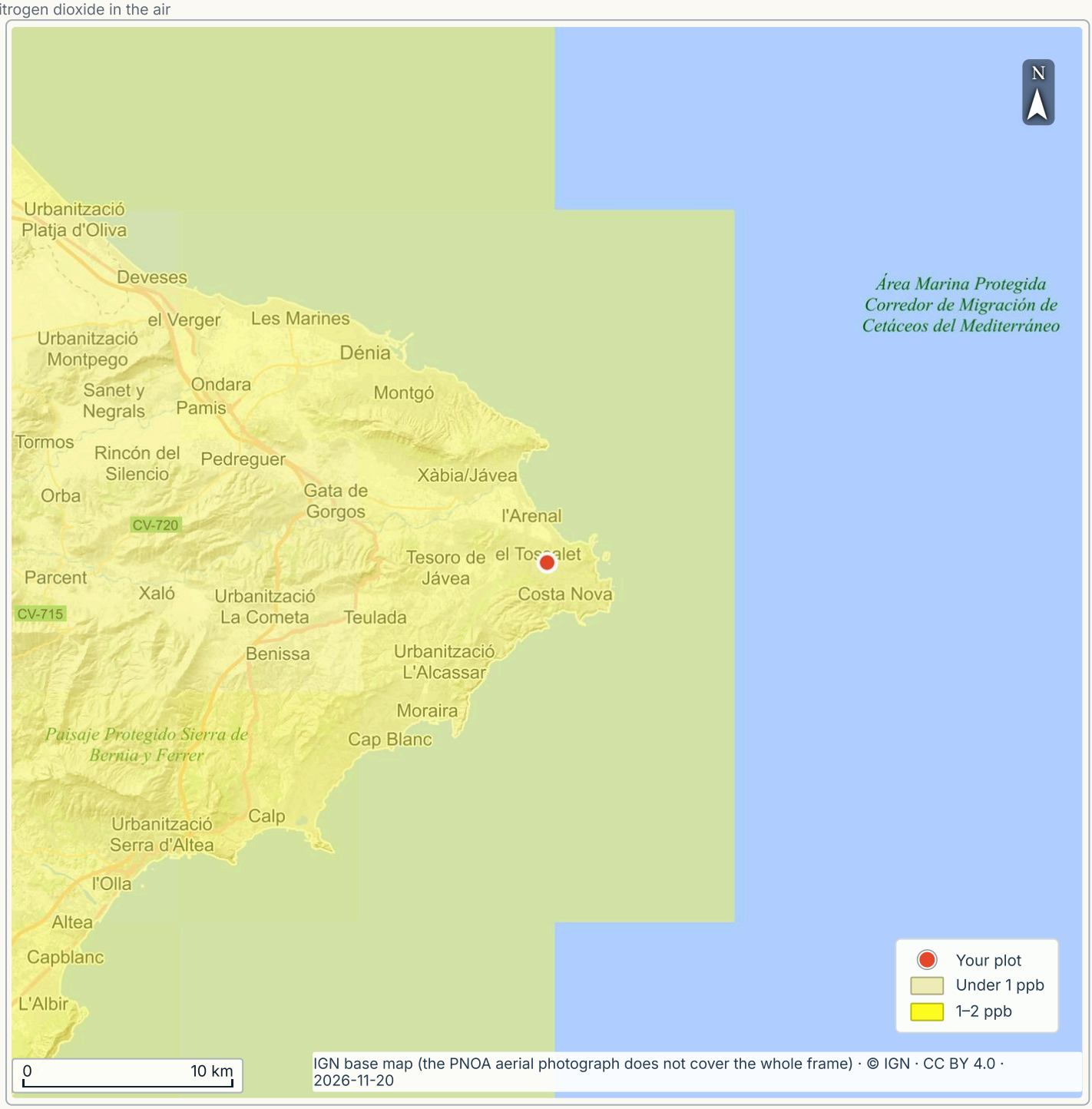
The town hall. Ask whether solar plants are being processed in the municipality.

SOURCES AND LIMITS Source: MITECO, environmental zoning for renewable energy: solar; retrieved 20/11/2026; https://www.miteco.gob.es/es/cartografia-y-sig.html; public data reused with credit.

Nitrogen dioxide in the air

How much traffic and industry pollution is in the air of the area?

Nitrogen dioxide in the air



- Reading at the plot: **1–2 ppb**
- Nearest cell: **0 m**
- Map width: **50 km**

WHAT IT MEANS FOR YOUR PLOT

The NASA satellite-based model estimates a ground-level nitrogen dioxide (NO2) average of 1–2 ppb in the plot area for 2010–2012. It is the average of a grid cell of about 10 km, not a current measurement or one for the street.

BEFORE YOU BUY

The town hall. Ask for the data of the nearest air-quality station: this map is an older, regional average.

SOURCES AND LIMITS Source: Geddes et al., Global 3-Year Running Mean Ground-Level NO2 Grids 2010–2012 (NASA SEDAC, CIESIN, served by NASA GIBS); retrieved 20/11/2026; https://www.earthdata.nasa.gov/centers/sedac-daac; public data reused with credit.

OTHER CHECKS

Checks without a map of their own

Context

Each row says whether the source answered. “Not checked” means there is no data, not that there is no risk.

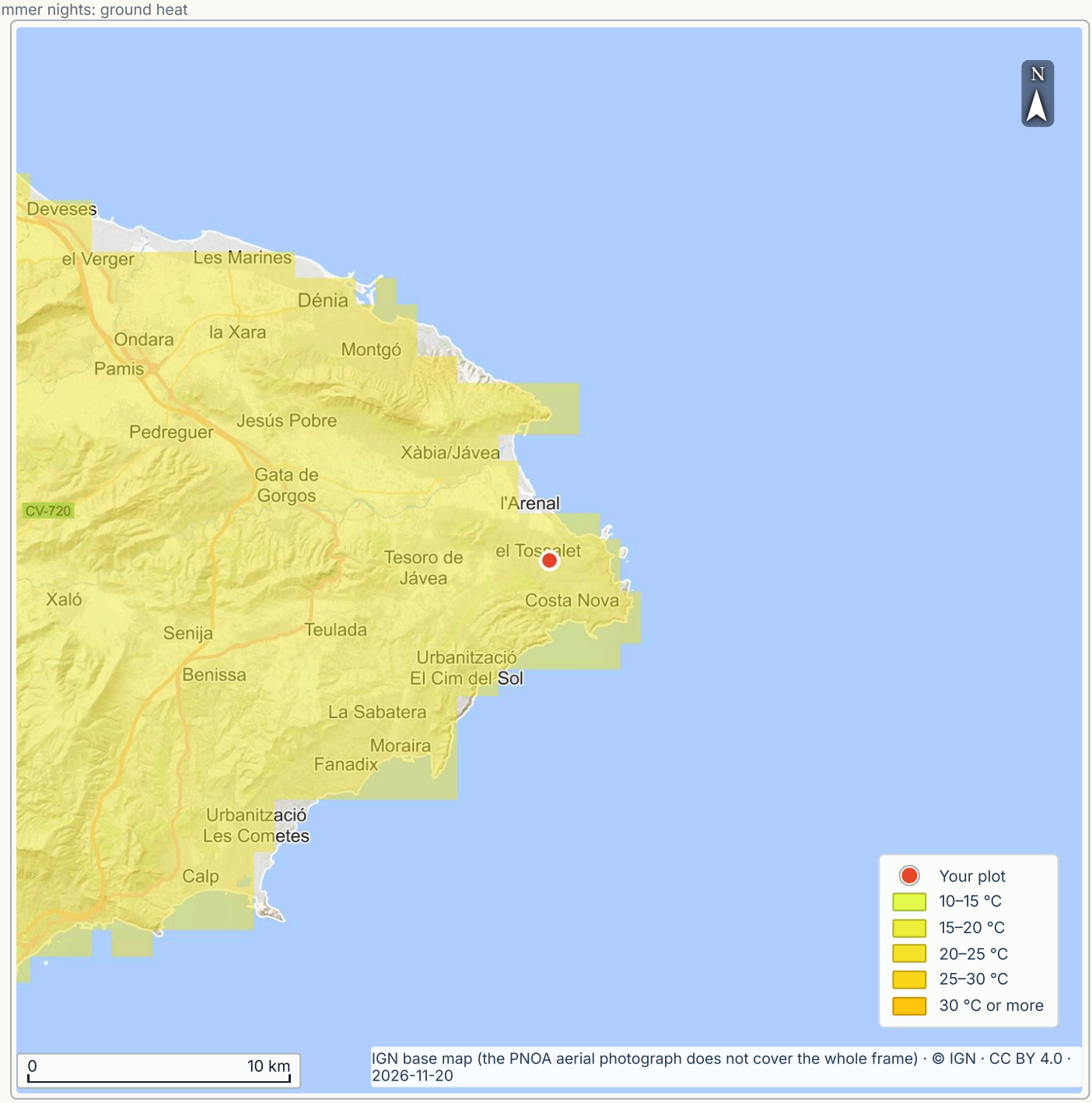
TOPIC	RESULT	SOURCE	DATE
Nearest wastewater plant	Not checked: the source answered, but the map could not be drawn reliably.	MITECO	20/11/2026
Mine tailings ponds	The source shows nothing in a map 10.0 km wide centred on the plot. That does not prove there is none.	IGME	20/11/2026
Spoil heaps	The source shows nothing in a map 10.0 km wide centred on the plot. That does not prove there is none.	IGME	20/11/2026
Landfills	The source shows nothing in a map 20 km wide centred on the plot. That does not prove there is none.	MITECO	20/11/2026
Sewage sludge on fields	The source shows nothing in a map 20 km wide centred on the plot. That does not prove there is none.	MITECO	20/11/2026
Drinking water protection	The source shows nothing in a map 20 km wide centred on the plot. That does not prove there is none.	MITECO	20/11/2026
Population density	The world population model gives the plot's area 475–550 people/km² in 2020. It spreads each census unit's population evenly, so it is an average for the area, not for the street. No separate map in this report.	NASA SEDAC (GPW v4)	20/11/2026
Soil loss to rain	The source answered but gives no value for the plot, so there is no separate map. That does not show the value is zero.	MITECO (IEPNB)	20/11/2026

Public sources named in each row.

Summer nights: ground heat

Does the area cool down at night in summer?

Summer nights: ground heat



- Reading at the plot: **20 °C**
- Nearest cell: **0 m**
- Map width: **40 km**

WHAT IT MEANS FOR YOUR PLOT

The satellite measured a minimum surface temperature of 20 °C at night in the plot's area, in July and August 2013. It is the surface (roofs, asphalt, soil, plants) in a 1 km grid, not the air temperature.

BEFORE YOU BUY

The architect. Ask how the house sheds heat at night: cross ventilation, insulation and orientation.

SOURCES AND LIMITS Source: CIESIN, Columbia University, Global Summer Land Surface Temperature Grids 2013, night-time minimum (NASA SEDAC, served by NASA GIBS); retrieved 20/11/2026; https://www.earthdata.nasa.gov/centers/sedac-daac; public data reused with credit.

CHAPTER 3 · ASSESSMENT

Land class and planning

ASSESSMENT OF PAGES 35–40

2 context 2 check first

Check first

To keep in mind: According to the Ministry's Urban Information System (Sistema de Información Urbana, SIU), the whole plot is urban land (suelo urbano). Still to verify: permitted uses and works.

Urban	+2.4%	ZU	1990
Land class in the SIU	Population 2014–2023	SIGPAC use	General plan

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Planning: land class.** According to the Ministry's Urban Information System (Sistema de Información Urbana, SIU), the whole plot is urban land (suelo urbano).	p. 35
CONTEXT	**The municipality.** Xàbia/Jávea is growing: 29,760 inhabitants in 2023 (the latest year in the MITECO data used here), 2.4 % more than in 2014.	p. 37
CONTEXT	**Agricultural use (SIGPAC).** At the point checked on the plot, SIGPAC gives urban area (ZU).	p. 39
CHECK FIRST	**Permitted uses and works.** A Catastro entry proves neither building rights nor planning legality.	p. 36

TO SETTLE BEFORE A DEPOSIT

- According to the Ministry's Urban Information System (Sistema de Información Urbana, SIU), the whole plot is urban land (suelo urbano). (page 35) Town hall. Ask for a planning certificate for the plot (certificado or cédula urbanística): land class and category, uses, minimum plot size and zoning rules, and any change to the plan approved or under way. You are entitled to it in writing (RDL 7/2015, art. 5 d). (page 35) Online beforehand. Consult the regional planning viewer (Registro de planeamiento urbanístico de la Comunidad Valenciana) for the municipality's plan.

The 6 data pages of this chapter

35 Planning: land class
36 Planning: land class: the data
37 The municipality
38 The municipality: the data
39 Agricultural use (SIGPAC)
40 Agricultural use (SIGPAC): the data

Assembled on 20 Nov 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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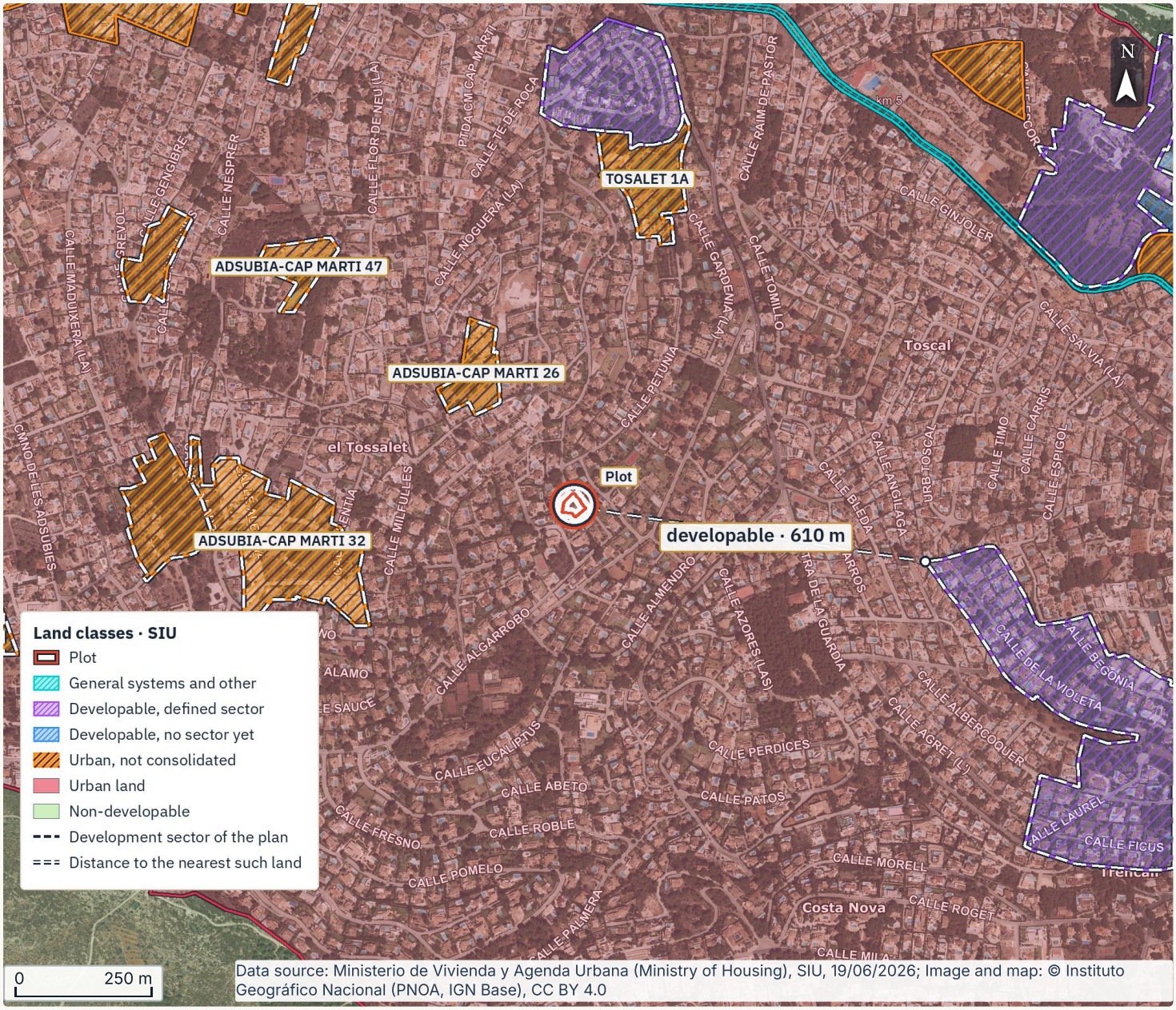
Planning: land class

According to the Ministry's Urban Information System (Sistema de Información Urbana, SIU), the whole plot is urban land (suelo urbano).

Land classes of the Urban Information System (SIU) and development sectors



- Land class in the SIU: **Urban**
- Date the layer was read: **15/11/2026**
- General plan: **1990**

WHAT IT MEANS FOR YOUR PLOT

Plan in force according to the SIU: general plan (Plan General) of 1990; the SIU last updated its land classes on 04/11/2025. The SIU simplifies the town plan; the binding class is the plan's, certified by the town hall (ayuntamiento).

BEFORE YOU BUY

Town hall. Ask for a planning certificate for the plot (certificado or cédula urbanística): land class and category, uses, minimum plot size and zoning rules, and any change to the plan approved or under way. You are entitled to it in writing (RDL 7/2015, art. 5 d).

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 15/11/2026. Image retrieved: 2026-11-15.

LAND CLASS AND PLANNING

Planning: land class: the data

Check first

More on the map

What may be built (height, plot coverage, uses) is set by the plan's zoning rules (ordenanza) for this block, not by the class.

Where a new building requires an express permit, obtain it before starting work (RDL 7/2015, art. 11.4 b).

Land class in the SIU

On the plot	**Urban land (suelo urbano) on the whole plot.**
In the Catastro	**Urban (urbana), in line with the SIU (Sistema de Información Urbana, Urban Information System): the Catastro counts as urban the land the plan classes as urban (art. 7.2 a of the Catastro Act, Ley del Catastro). It is a tax class: it does not prove the plot is a building plot.**
Plan in force	**Xàbia/Jávea: general plan (Plan General) of 1990, according to the SIU edition of 19/06/2026. The municipality's land classes were updated on 04/11/2025; a later change is not shown here.**
Nearest developable land	**610 m to the east, in the municipality of Xàbia/Jávea.**
Sectors within 1 km (14)	**Nearest: "ADSUBIA-CAP MARTI 26" (UAACM26), plan class: suelo urbano no consolidado, recorded development status: urbanised or being urbanised, 210 m away. 13 more within 1 km.**

What it means for building

Urbanised land	**Spain's land law (RDL 7/2015) calls land urbanised when it is legally part of the urban grid and was urbanised under the plan, has operational infrastructure and network services for existing or planned uses (or can obtain them through connection works to existing installations alone), or is built up to the share of buildable spaces the regional law sets (art. 21.3). The SIU's urban class proves neither that nor that the plot is a building plot (a "solar" in Spanish planning law): the town hall certifies it.**
Permits	**Splitting or dividing land is governed by the applicable regional law; ask the town hall to confirm the effect of silence and the authorisations required. 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

Online beforehand. Consult the regional planning viewer (Registro de planeamiento urbanístico de la Comunidad Valenciana) for the municipality's plan.

How it was measured. 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.

Data source: Ministerio de Vivienda y Agenda Urbana (Ministry of Housing), SIU, 19/06/2026; municipal data as of 04/11/2025. 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

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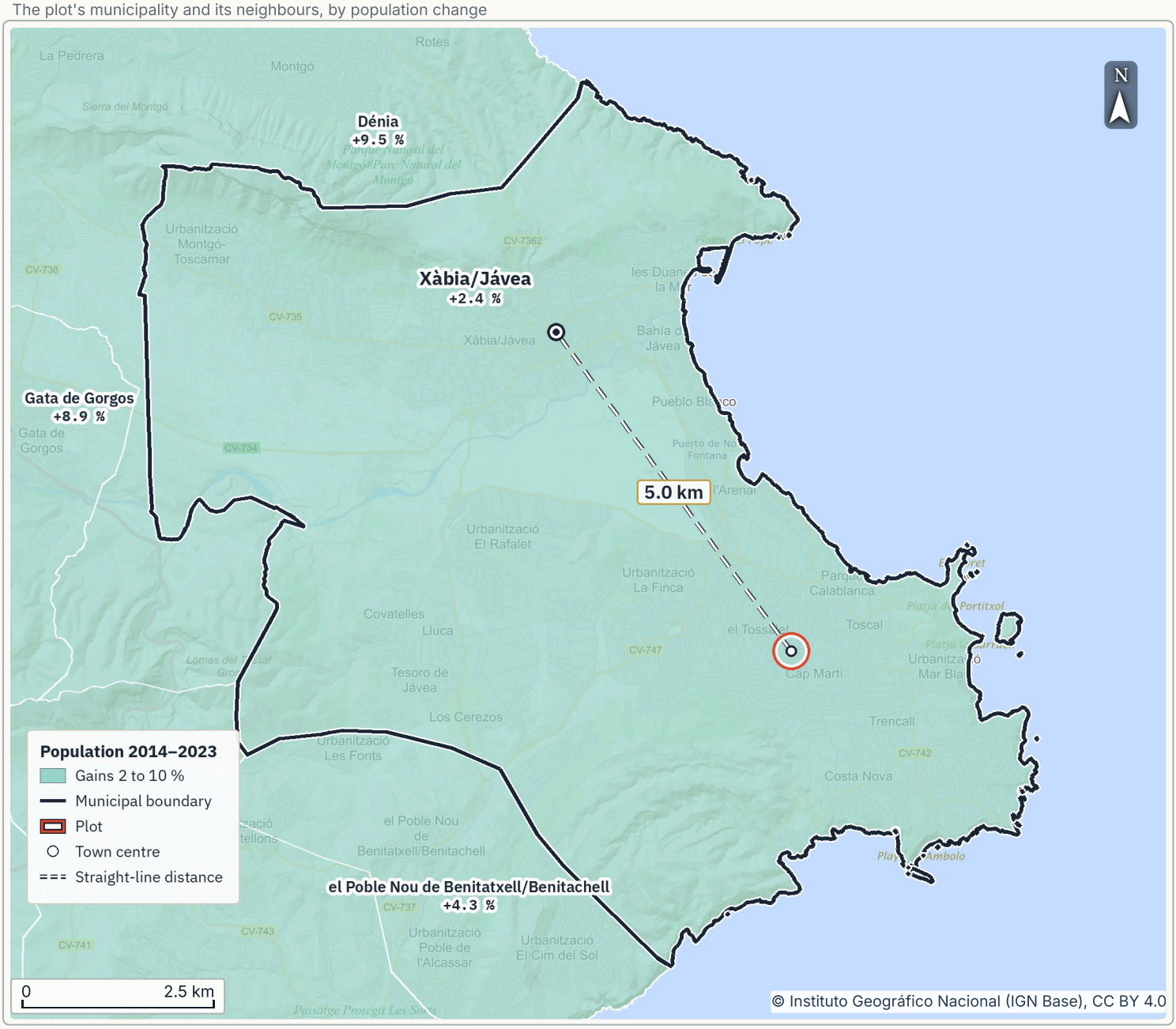
The municipality

Population 2014–2023: +2.4%.

The plot's municipality and its neighbours, by population change



- Population 2014–2023: **+2.4%**
- Net household income (2020): **€24,863**
- To the centre of Xàbia: **5.0 km**

WHAT IT MEANS FOR YOUR PLOT

Xàbia/Jávea is growing: 29,760 inhabitants in 2023 (the latest year in the MITECO data used here), 2.4 % more than in 2014. In the province of Alicante/Alacant, half of the municipalities grew by 4.5 % or more.

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

BEFORE YOU BUY

The town hall. Ask whether a dwelling is allowed and mains water, sewerage and rubbish collection are available.

Health and school. Check the address's health centre and school admission area; proximity 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 15/11/2026. Background: IGN Base; PNOA has gaps outside its coverage in this frame. Image retrieved: 2026-11-15.

LAND CLASS AND PLANNING

The municipality: the data

Context

More on the map

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

44.0 % of registered residents are foreign nationals (2022). Median of the province's municipalities: 17.7 %.

Population and income of Xàbia/Jávea

Inhabitants	**29,760 in 2023, 434 per km². In 2014 there were 29,067: +2.4 %. Median of the province's municipalities: +4.5 %.**
Age	**Average age 45.8 years in 2023; 23.4 % aged 65 or over in 2022. Median of the province's municipalities: 46.7 years and 23.2 %.**
Foreign nationals	**44.0 % of registered residents in 2022. Median of the province's municipalities: 17.7 %.**
Household income	**€24,863 net on average in 2020. Median of the province's municipalities: €24,741.**

Services

Hospital	**Hospital de Denia (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: 15 min.**
Motorway	**AP-7. 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: 8 min.**
In the municipality	**14 pharmacies (2023) and 8 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 5.0 km in a straight line from the centre of Xàbia.**
Median	**Of the 141 municipalities of the province of Alicante/Alacant, 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

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 (IGN Base), CC BY 4.0; MITECO, Reto Demográfico indicators (INE data)

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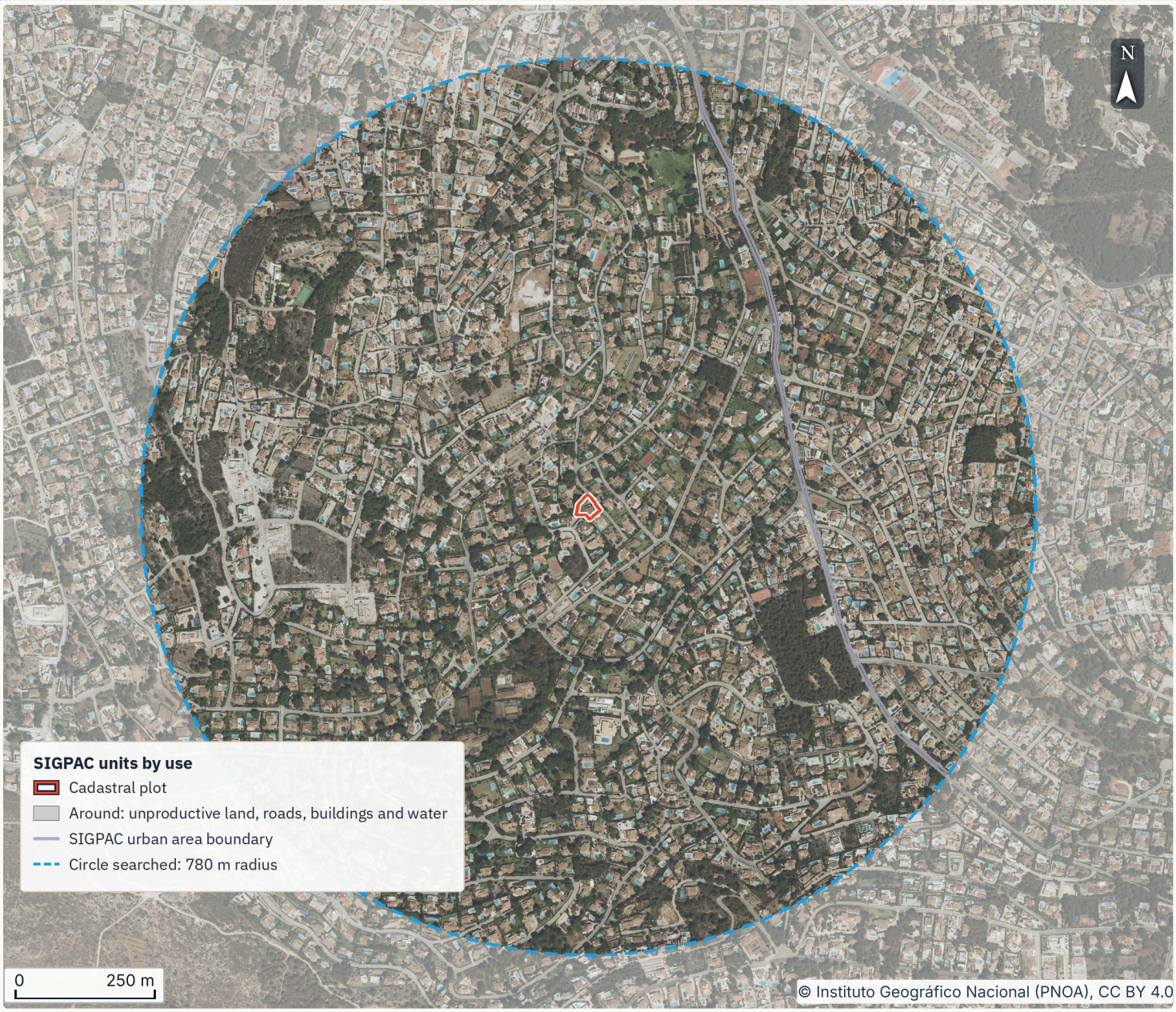
Agricultural use (SIGPAC)

At the point checked on the plot, SIGPAC gives urban area (ZU). No farm unit lies within a 780 m radius of the plot's centre.

SIGPAC units within 780 m of the plot, by use



- SIGPAC use: **ZU**
- Farmland within 780 m: **0%**
- Farm unit within 780 m: **None**

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).

BEFORE YOU BUY

The town hall (ayuntamiento). Ask what zoning class the plan gives the land, which neither SIGPAC nor the Catastro states.

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 15/11/2026. Image retrieved: 2026-11-15.

LAND CLASS AND PLANNING

Agricultural use (SIGPAC): the data

Context

More on the map

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

What SIGPAC records

SIGPAC use	**At the point checked, urban area (ZU): a catch-all unit (parcel 9000 of polygon 10) that holds the urban land without splitting it into properties.**
Farm unit	**None in the circle of 780 m radius from the plot's centre: none of the units in the tiles read, which cover that whole circle, is crop, pasture or greenhouse. They are checked one by one, not by the grid of points.**
Within 780 m	**Of the points of a grid every 22 m, approximately: urban area 100%.**

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).**
Rural land	**The minimum farming unit and the neighbours' right to take over a sale (retracto) in Ley 19/1995 (Articles 24 and 27) apply to rural land (fincas rústicas); the Catastro lists this plot as urban.**

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 780 m radius, one by one; the percentages on a grid of points every 22 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)

CHAPTER 4 · ASSESSMENT

Coast, forests and drove roads

ASSESSMENT OF PAGES 42–47

2 in your favour 1 context

Context

The plot is 1.2 km from the coastal deslinde (official boundary survey), outside the minimum 500 m of the zone of influence (zona de influencia); the zoning plan may widen that zone. Context only, without assessing its effect on the purchase: public forests and forest land.

1.2 km	880 m	880 m	2011
Coastal boundary (deslinde)	Nearest public forest	Axis of the nearest drove road	Deslinde approval year

What the data says

READING	FINDING	PAGE
IN YOUR FAVOUR	**Coast and public domain.** The plot is 1.2 km from the coastal deslinde (official boundary survey), outside the minimum 500 m of the zone of influence (zona de influencia); the zoning plan may widen that zone.	p. 42
CONTEXT	**Public forests.** The nearest public forest is La Granadella, 880 m from the plot.	p. 44
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 Colada de Cabañes, 880 m away.	p. 46

The 6 data pages of this chapter

42 Coast and the coastal public domain
43 Coast and public domain: the data
44 Public forests and forest land
45 Public forests and forest land: the data
46 Drove roads (vías pecuarias)
47 Drove roads (vías pecuarias): the data

Assembled on 20 Nov 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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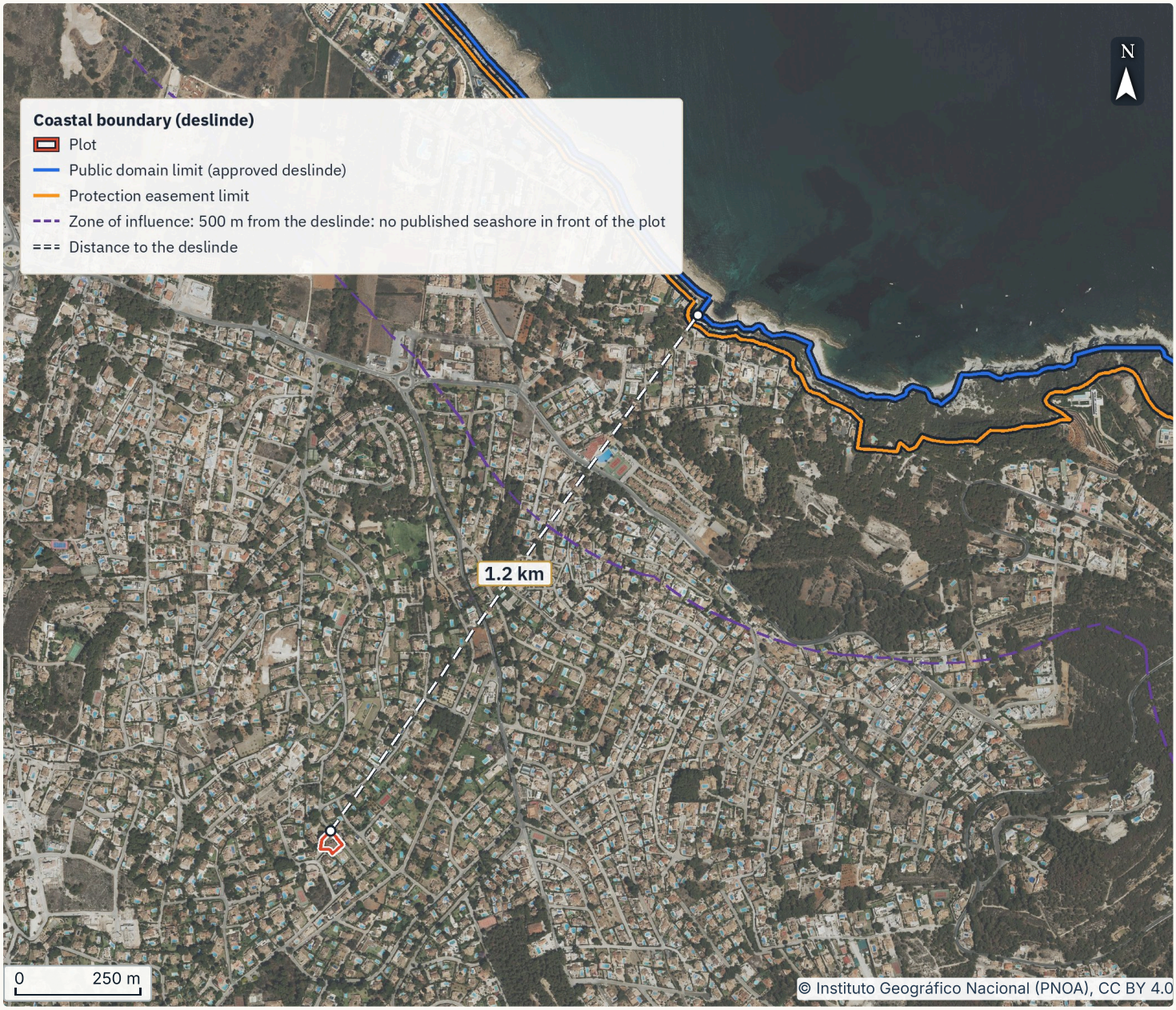
Coast and the coastal public domain

Coastal boundary (deslinde): 1.2 km.

Coastal boundary survey (deslinde) around the plot



- Coastal boundary (deslinde): **1.2 km**
- Deslinde approval year: **2011**
- Date the layer was read: **15/11/2026**

WHAT IT MEANS FOR YOUR PLOT

The plot is 1.2 km from the coastal deslinde (official boundary survey), outside the minimum 500 m of the zone of influence (zona de influencia); the zoning plan may widen that zone.

BEFORE YOU BUY

The town hall. Ask what width the plan gives the zone of influence: the law sets at least 500 m and the plan may widen it (Article 30.1).

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 15/11/2026. Image retrieved: 2026-11-15.

COAST, FORESTS AND DROVE ROADS

Coast and public domain: the data

In your favour

More on the map

The protection easement (servidumbre de protección) generally reaches 100 m from the seashore, up to 200 m where it is widened (the Coastal Act, Ley 22/1988, Article 23); it can be 20 m on tidal riverbanks and on land already urban before the Act (Article 23.3 and third transitional provision). The zone of influence reaches at least 500 m (Article 30).

The plan sets the width of the zone of influence and it may exceed 500 m: ask the town hall (ayuntamiento).

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	**DES01/08/03/0001, approved by ministerial order of 05/04/2011.**
Municipality	**Jávea (Alicante).**
Distance	**1.2 km from the edge of the plot, to the north-east.**

What it means for the purchase

Coastal Law	**Its restrictions cover the coastal public domain, the protection easement (100 m from the seashore, up to 200 m where widened, Article 23) and the zone of influence (at least 500 m, Article 30). The plot is outside all three on the published deslindes, unless the plan widens the zone of influence. The width of the zone of influence is set by the municipal zoning plan (PGOU) and the regional plans (Article 30.1). This is what the data show, not a certificate from Costas.**
Purchase	**If the plot is outside the public domain and the protection easement, as the deslindes show, works on it need no authorisation from Costas (a discharge into the public domain does, Articles 30.2 and 57), and the State has no right to buy first or take the buyer's place (tanteo y retracto) on the property under this law (additional provision 3); in the zone of influence it does have one on sand and gravel deposits (Article 29.2).**

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.**

What to ask and whom

The Servicio Provincial de Costas en Alicante (the State's coastal office). Ask whether an approved deslinde, or one under revision, reaches the property. Address and telephone: “Directorio de Demarcaciones y Servicios provinciales” on miteco.gob.es.

The notary. Ask whether the Land Registry extract (nota simple) mentions a deslinde or a coastal easement, have it compared with the approved deslinde, which prevails over the Land Registry (Ley 22/1988, Article 13). If they differ, confirm with Costas.

How it was measured. 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).

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 (BOE)

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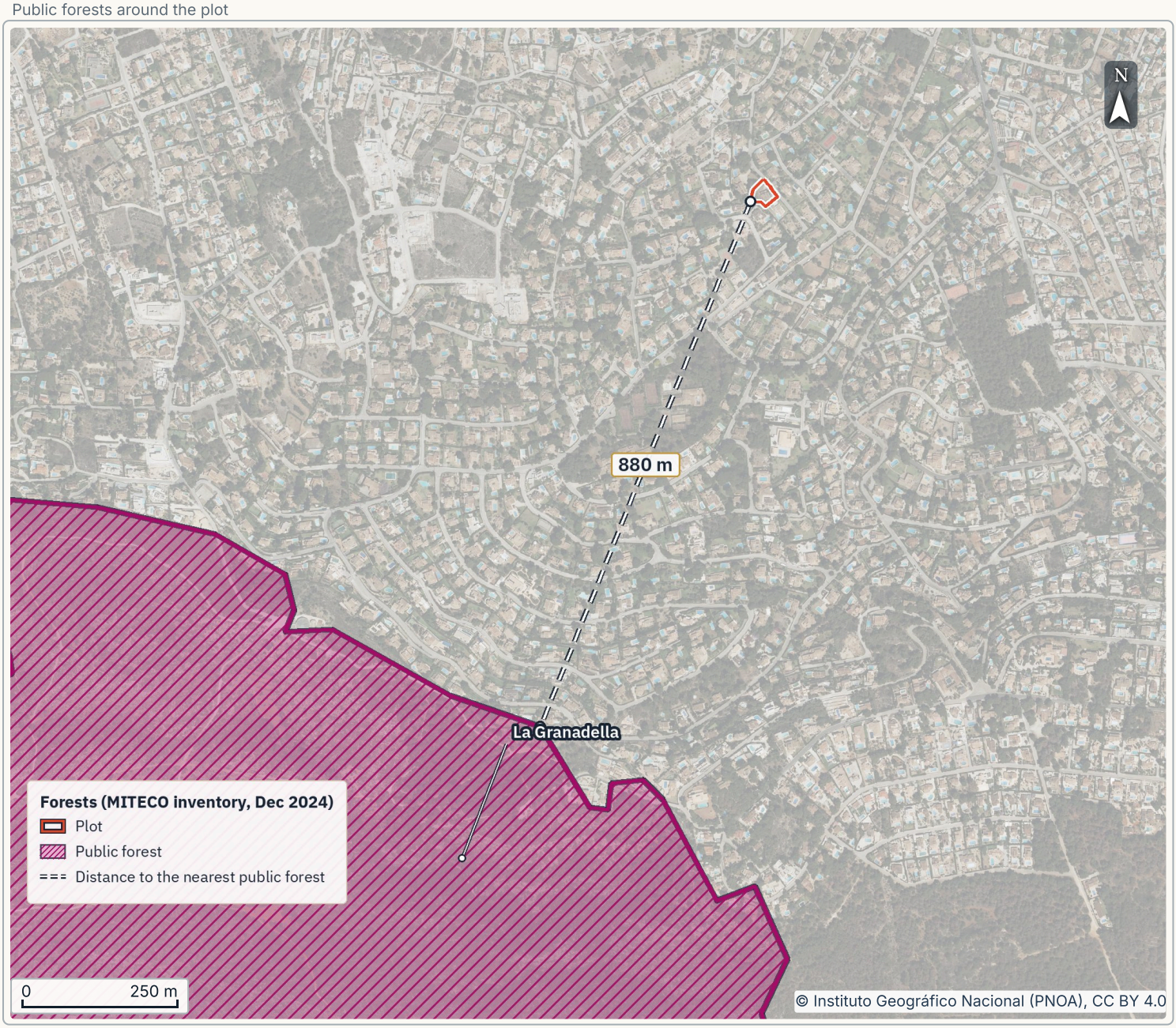
Public forests and forest land

The nearest public forest is La Granadella, 880 m from the plot.

Public forests around the plot



- Nearest public forest: **880 m**
- Public-domain forests in municipality: **4**
- Class in the Catastro: **Urban**

WHAT IT MEANS FOR YOUR PLOT

The nearest public forest in the MITECO inventory is 880 m 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 Generalitat Valenciana. Ask its forest service (www.gva.es) whether any public forest borders the plot or its access.

The notary. Ask 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 (PNOA), 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 15/11/2026; catalogue downloaded from MITECO on 25/09/2026. Image retrieved: 2026-11-15.

COAST, FORESTS AND DROVE ROADS

Public forests and forest land: the data

Context

Nearest public forest

Name	**La Granadella.**
Owner and legal status	**The town hall or another local body (the inventory does not give its name); listed in the catalogue of public-interest forests, so public forest domain (dominio público forestal).**
Relation to the plot	**Outside, 880 m from the nearest edge, to the south.**
Boundary survey (deslinde)	**The inventory records a boundary survey (deslinde total), undated.**
Public-domain forests in the municipality	**The inventory records 4 public-domain forests in Xàbia/Jávea, among them La Granadella and La Plana de San Jerónimo de Justa.**
Forest land on the plot	**Urban in the Catastro, which is a tax class. If the zoning plan classifies it as urban land (suelo urbano), it is not forest in law (the Forestry Act, Ley 43/2003, art. 5.2 b); if not, ask the town hall (ayuntamiento).**

What it means

Land Registry	**There are public-domain forests in Xàbia/Jávea. For first registration or registering more land than the nota simple (Land Registry extract) shows (exceso de cabida), ask the Land Registry whether it needs a favourable report from the owners of public-domain forests in Xàbia/Jávea, and the regional forest authority for catalogued forests (Ley 43/2003, art. 22.1). Establish whether the property is forest or adjoins forest covered by the article; this inventory cannot rule that out. If there is no answer within three months of the registrar's request, the report counts as favourable (art. 22.2); for catalogued forests, the authorities can later ask for the entry to be corrected (art. 22.3).**

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 the property adjoins or is enclaved in a public forest (whether or not the sold property is itself forest land), the public authority owning that forest 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.**
Zoning plan classification	**If the zoning plan does not classify the plot as urban land (suelo urbano) and trees or scrub grow on it, it can be forest in law (art. 5.1 and 5.2 b); ask the town hall.**

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 200 public forests in the province of Alicante, from the data each regional government sends.**

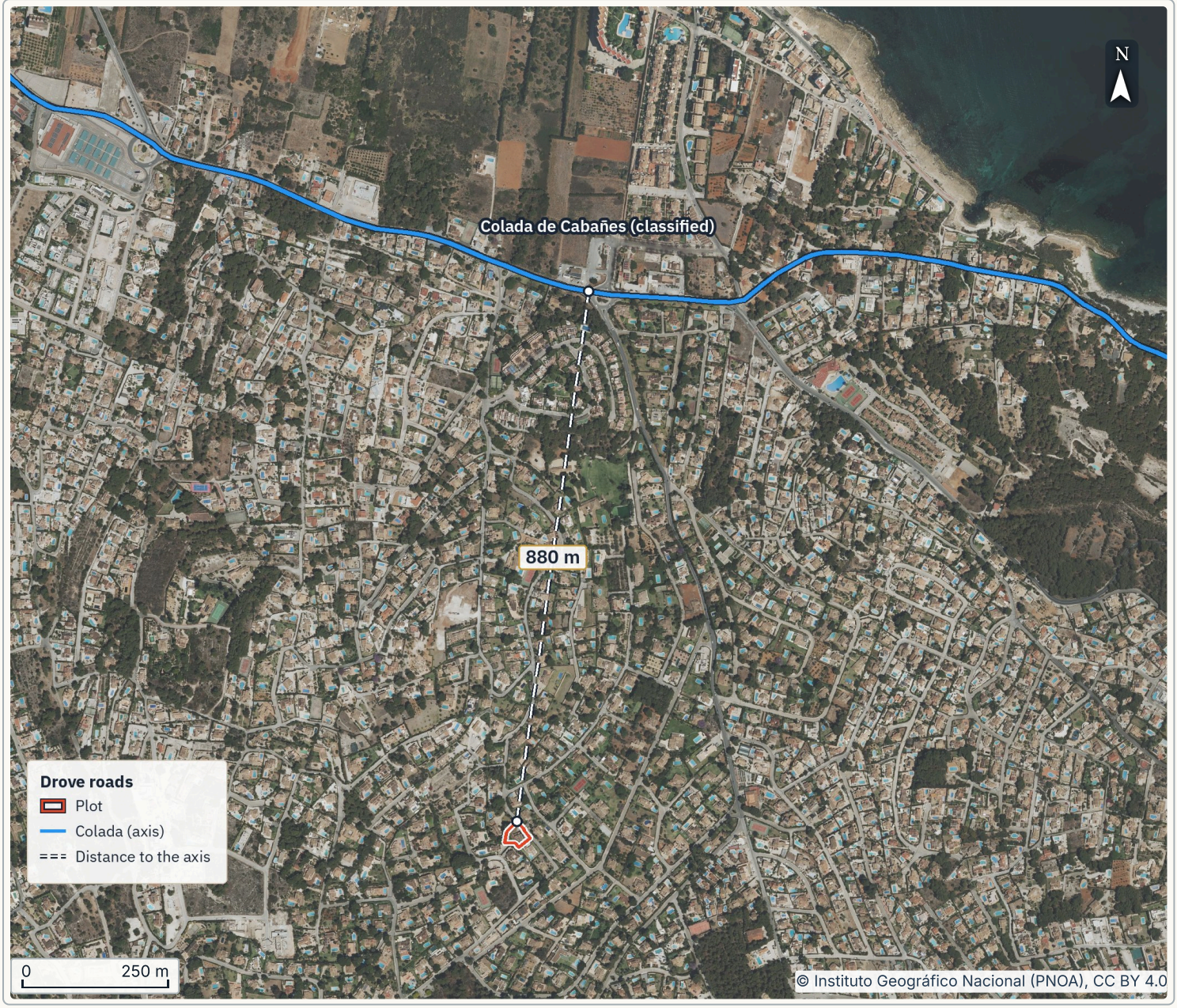
Method: Nearest public forest, searched in widening radii; distance edge to edge. Under 25 m, a possible shared boundary, still to be checked. Sources: MITECO, Inventario Español de Patrimonios Forestales y Catálogo de Montes de Utilidad Pública; data of December 2024, being updated. Image: © Instituto 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)

es-e-59cd713d-d22e31467cf8

Drove roads (vías pecuarias)

Axis of the nearest drove road: 880 m.

Drove roads around the plot



- Axis of the nearest drove road: **880 m**
- Drove roads within 500 m: **None**
- Route crossing the plot: **None**

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 Colada de Cabañes, 880 m away. Whether a drove road borders the land is for its classification and boundary survey to say, not this map.

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: 2026-11-15.

COAST, FORESTS AND DROVE ROADS

Drove roads (vías pecuarias): the data

In your favour

More on the 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).

Nearest drove road

Drove road	**The Colada de Cabañes, section in the municipality of Xàbia/Jávea (Alicante), code 03082028600 in the Red General.**
Type	**Colada (a class of drove road): its width is set by the classification act (Ley 3/1995, Articles 4.3 and 7). This report does not have it, so the map draws no strip for it.**
Legal status	**Classified on 27/01/1969. 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 880 m from the plot's edge, to the north.**

What it means for the purchase

What the map shows	**No Red General route crosses the plot. The nearest drove road is 880 m 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 publishes axes, not each route's boundaries or width. The statutory maximum total widths are 75 m for cañadas, 37.5 m for cordeles and 20 m for veredas (Article 4.1). Classification sets the real width; demarcation sets the boundaries (Articles 7–8).**
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 Conselleria de Medio Ambiente, Infraestructuras, Territorio y de la Recuperación of the Generalitat Valenciana	**Whether any classified drove road in the municipality of Xàbia/Jávea 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. Catalogue and viewer: mediambient.gva.es, section Vías pecuarias.**
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)

CHAPTER 5 · ASSESSMENT

Protected nature

ASSESSMENT OF PAGES 49–56

3 check first

Check first

The nearest protected site is 910 m away (Natura 2000). To keep in mind: The nearest Natura 2000 site is 910 m from the plot: the SAC/SCI and SPA (ZEC/LIC and ZEPA) site ES5213018, Penya-segats de la Marina. Among other protection designations, the nearest site is 2.8 km from the plot: Cova del Llop Mari (protected cave). Still to verify: nature plans and buffer zones.

910 m
Nearest protected site · Natura 2000

2.8 km
Other protection: nearest site

1.3 km
Second Natura 2000 site

3.5 km
Next protected area

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Natura 2000.** The nearest Natura 2000 site is 910 m from the plot: the SAC/SCI and SPA (ZEC/LIC and ZEPA) site ES5213018, Penya-segats de la Marina.	p. 49
CHECK FIRST	**Protected areas.** Among other protection designations, the nearest site is 2.8 km from the plot: Cova del Llop Mari (protected cave).	p. 51
CHECK FIRST	**Nature plans and buffer zones.** The protected-area polygon search does not cover these checks.	p. 102–103

TO SETTLE BEFORE A DEPOSIT

- The nearest Natura 2000 site is 910 m from the plot: the SAC/SCI and SPA (ZEC/LIC and ZEPA) site ES5213018, Penya-segats de la Marina. (page 49) The Generalitat Valenciana (www.gva.es). Ask its environment department whether the plot is inside or near a protected site (Natura 2000 or regional), which permits your works would need and what management plan the nearest site has. (page 49) Town hall (ayuntamiento). Ask whether the zoning plan adds any environmental protection on the plot.
- Among other protection designations, the nearest site is 2.8 km from the plot: Cova del Llop Mari (protected cave). (page 51) The Generalitat Valenciana (www.gva.es). Ask its environment department whether the plot lies within the scope of the natural resources plan (PORN) of Cova del Llop Mari or Fons Marins del Cap de Sant Antoni or in a peripheral protection zone of either area, and what permit your building work would need. (page 51)

The 8 data pages of this chapter

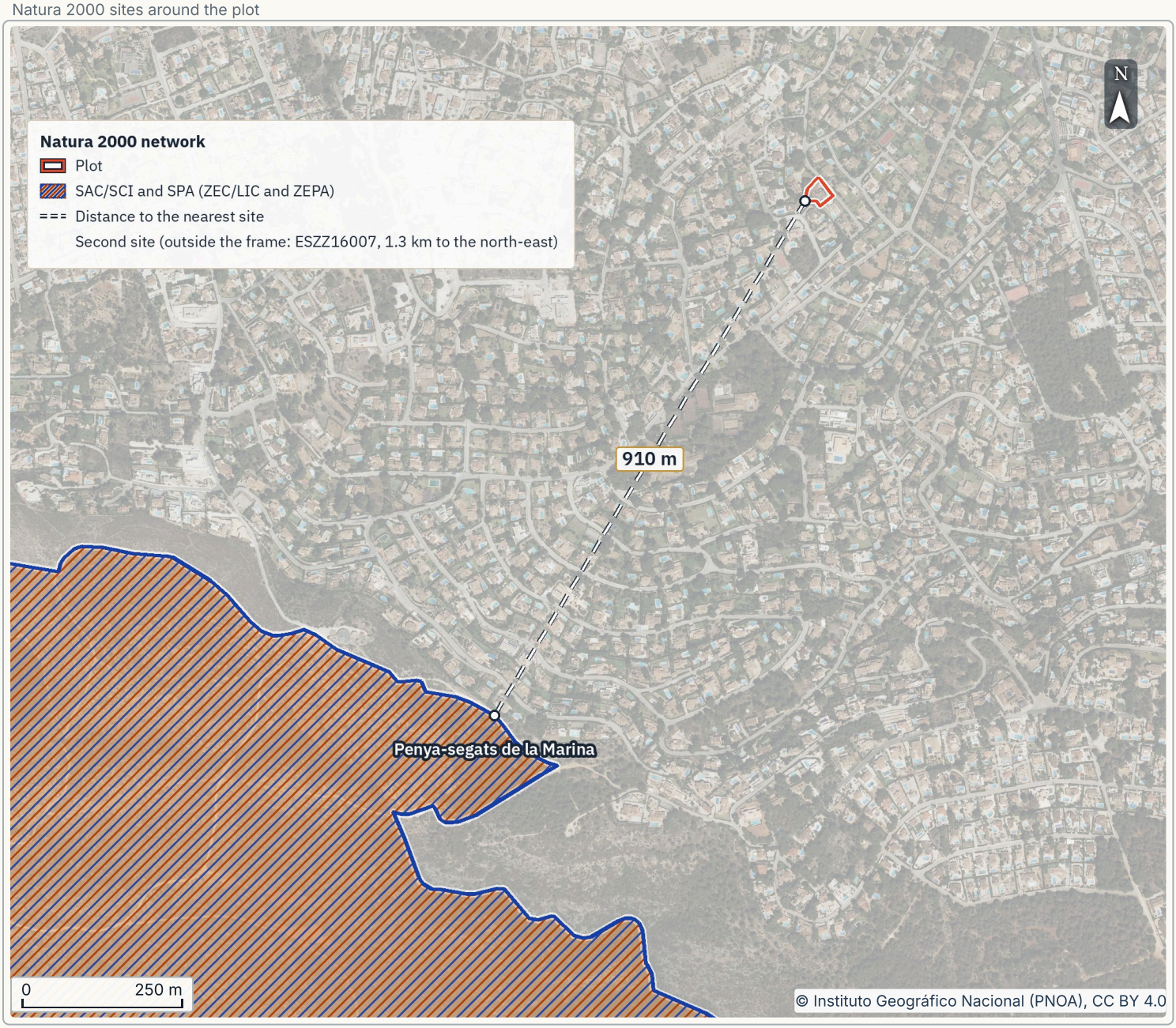
49 Natura 2000 · 50 Natura 2000: the data · 51 Protected natural areas · 52 Protected natural areas: the data · 53 Tree cover · 54 Conifers or broadleaves · 55 Species richness · 56 Linked woodland

Assembled on 20 Nov 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.

Natura 2000

The nearest Natura 2000 site is 910 m from the plot: the SAC/SCI and SPA (ZEC/LIC and ZEPA) site ES5213018, Penya-segats de la Marina.

Natura 2000 sites around the plot



- Nearest Natura 2000 site: **910 m**
- Natura 2000 site area: **942 ha**
- Second Natura 2000 site: **1.3 km**

WHAT IT MEANS FOR YOUR PLOT

The plot does not overlap any site in the European Natura 2000 database (versions from 15/12/2022 to 11/12/2024, depending on the site), 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).

BEFORE YOU BUY

The Generalitat Valenciana (www.gva.es). Ask its environment department whether the plot is inside or near a protected site (Natura 2000 or regional), which permits your works would need and what management plan the nearest site has.

SOURCES AND LIMITS EEA / MITECO, Red Natura 2000 (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 15/11/2026. Image retrieved: 2026-11-15.

PROTECTED NATURE

Natura 2000: the data

Check first

Nearest sites

Name	**Penya-segats de la Marina (ES5213018).**
Type	**SPA (ZEPA, Birds Directive) and Habitats Directive site: SCI (LIC), or SAC (ZEC) once declared. The European database does not say which.**
Relation to the plot	**Outside, 910 m from the nearest edge.**
Natura 2000 site area	**942 ha according to the European database; the order that declares it may give another figure.**
Second site	**SAC/SCI and SPA (ZEC/LIC and ZEPA) ESZZ16007, Espacio marino de la Marina Alta, 1.3 km away. A marine site in the network (designation per the EEA/MITECO dataset), managed by the central government (Administración General del Estado).**

What it means

Plans and projects	**Any plan or project not needed for managing a Natura 2000 site but likely to have a significant effect on it, 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 or another management instrument 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: on land the regional government; at sea the State, except regional competence where the best scientific evidence establishes ecological continuity with the protected terrestrial site (Article 6.4).**

Scope and limits of the data

What it covers	**Natura 2000 only. Regional protected areas (parks, protected natural sites, reserves) are on page 51. Public forests are on page 44.**
Date of the data	**Versions of the European Natura 2000 database published from 15/12/2022 to 11/12/2024 (depending on the site) 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.**

What to ask and whom

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

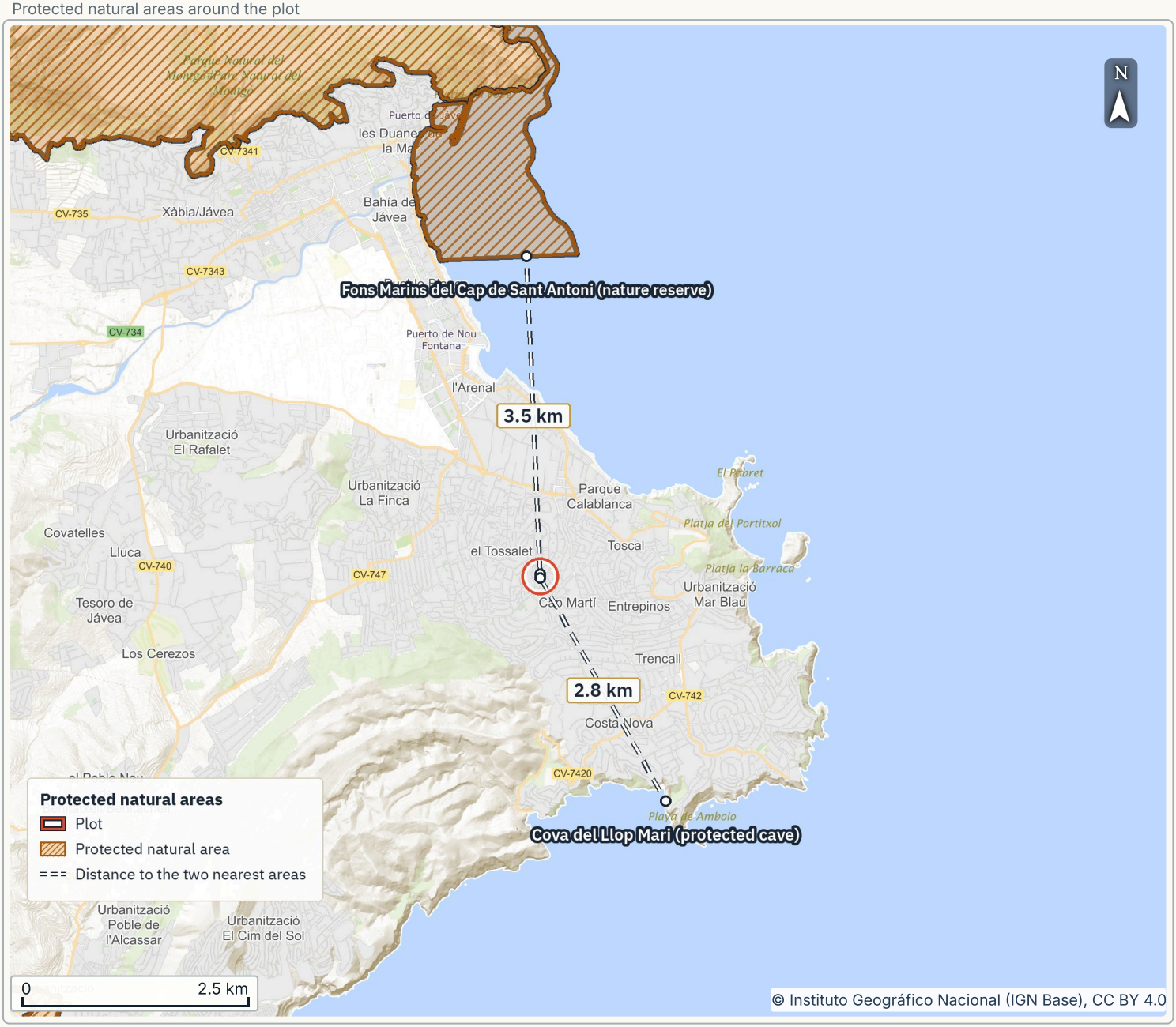
How it was measured. Nearest site, searched in widening circles; distance from edge to edge.

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)

Protected natural areas

Among other protection designations, the nearest site is 2.8 km from the plot: Cova del Llop Mari (protected cave).

Protected natural areas around the plot



- Other protection: nearest site: **2.8 km**
- Next protected area: **3.5 km**
- Date the layer was read: **15/11/2026**

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 Fons Marins del Cap de Sant Antoni (nature reserve), 3.5 km away.

BEFORE YOU BUY

The Generalitat Valenciana (www.gva.es). Ask its environment department whether the plot lies within the scope of the natural resources plan (PORN) of Cova del Llop Mari or Fons Marins del Cap de Sant Antoni or in a peripheral protection zone of either area, and what permit your building work would need.

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 15/11/2026. Background: IGN Base; PNOA has gaps outside its coverage in this frame. Image retrieved: 2026-11-15.

PROTECTED NATURE

Protected natural areas: the data

Check first

Nearest area

Name	**Cova del Llop Mari.**
Category	**Protected cave (cueva protegida). Declared in 2006, according to the inventory.**
Relation to the plot	**Outside, 2.8 km from the nearest edge.**
Management	**Its own rules say who manages it.**
Second area	**Fons Marins del Cap de Sant Antoni (nature reserve), 3.5 km away.**

What it means

Legal regime	**Protected cave: the Valencian law protects every cave (Ley 11/1994, Article 16), outside its protected natural areas. Its own rules set its regime, including whether a sale is reported.**
Outside the area	**The map measures the distance to the area's boundary. If the area has a natural resources plan (PORN), the plan sets its own scope, which may not match that boundary, and the declaration may set a peripheral protection zone (Articles 20 and 38). Neither has been checked here.**

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 49; 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 (IGN Base), CC BY 4.0; Ley 42/2007 (BOE)

Tree cover

How much tree cover is on the plot and around it?

Tree cover



- Share of the plot: **100%**
- Map width: **2.0 km**
- Nearest tree cover: **0 m**

WHAT IT MEANS FOR YOUR PLOT

In 2018 100% of the plot overlapped 10 m grid cells with tree cover detected (at the density shown in the legend), and 77% of the map. Check firebreak and tree-felling rules.

BEFORE YOU BUY

The town hall. Ask what permit is needed to cut trees on this plot.

SOURCES AND LIMITS Source: Copernicus, tree cover density 2018; retrieved 20/11/2026; https://land.copernicus.eu/; public data reused with credit.

Conifers or broadleaves

What kind of forest stands nearby?

Conifers or broadleaves



- Share of the plot: **100%**
- Map width: **2.0 km**
- Nearest woodland: **0 m**

WHAT IT MEANS FOR YOUR PLOT

The 2018 forest layer covers 100% of the plot.

BEFORE YOU BUY

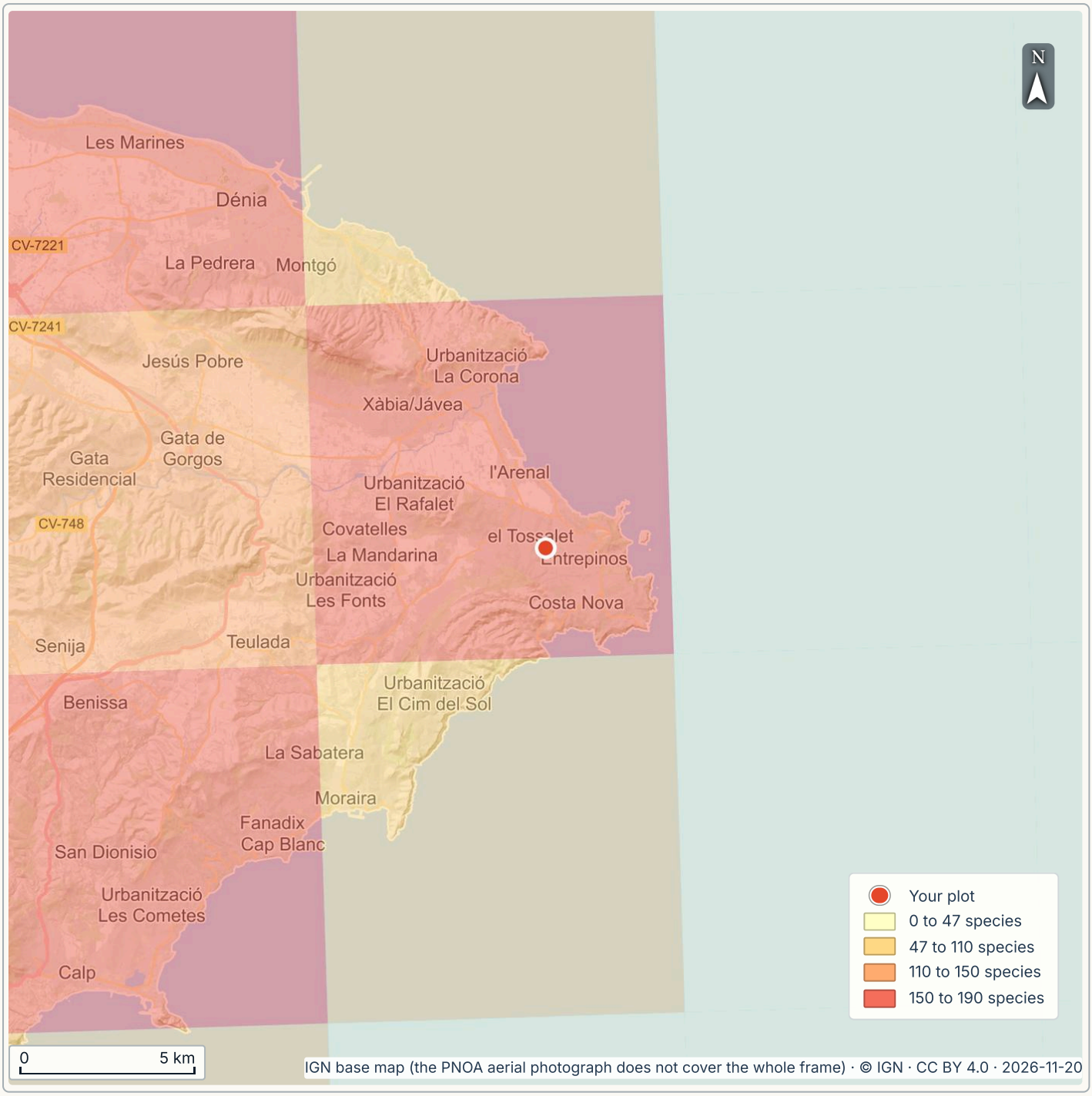
The forest service. Ask what safety strip is required between buildings and woodland.

SOURCES AND LIMITS Source: Copernicus, forest type 2018; retrieved 20/11/2026; https://land.copernicus.eu/; public data reused with credit.

Species richness

How many species have been recorded in the area?

Species richness



- Reading at the plot: **31SBC59**
- Nearest square: **0 m**
- Map width: **30 km**

WHAT IT MEANS FOR YOUR PLOT

In the plot's 10 km square (31SBC59) the national inventory records 168 species.

BEFORE YOU BUY

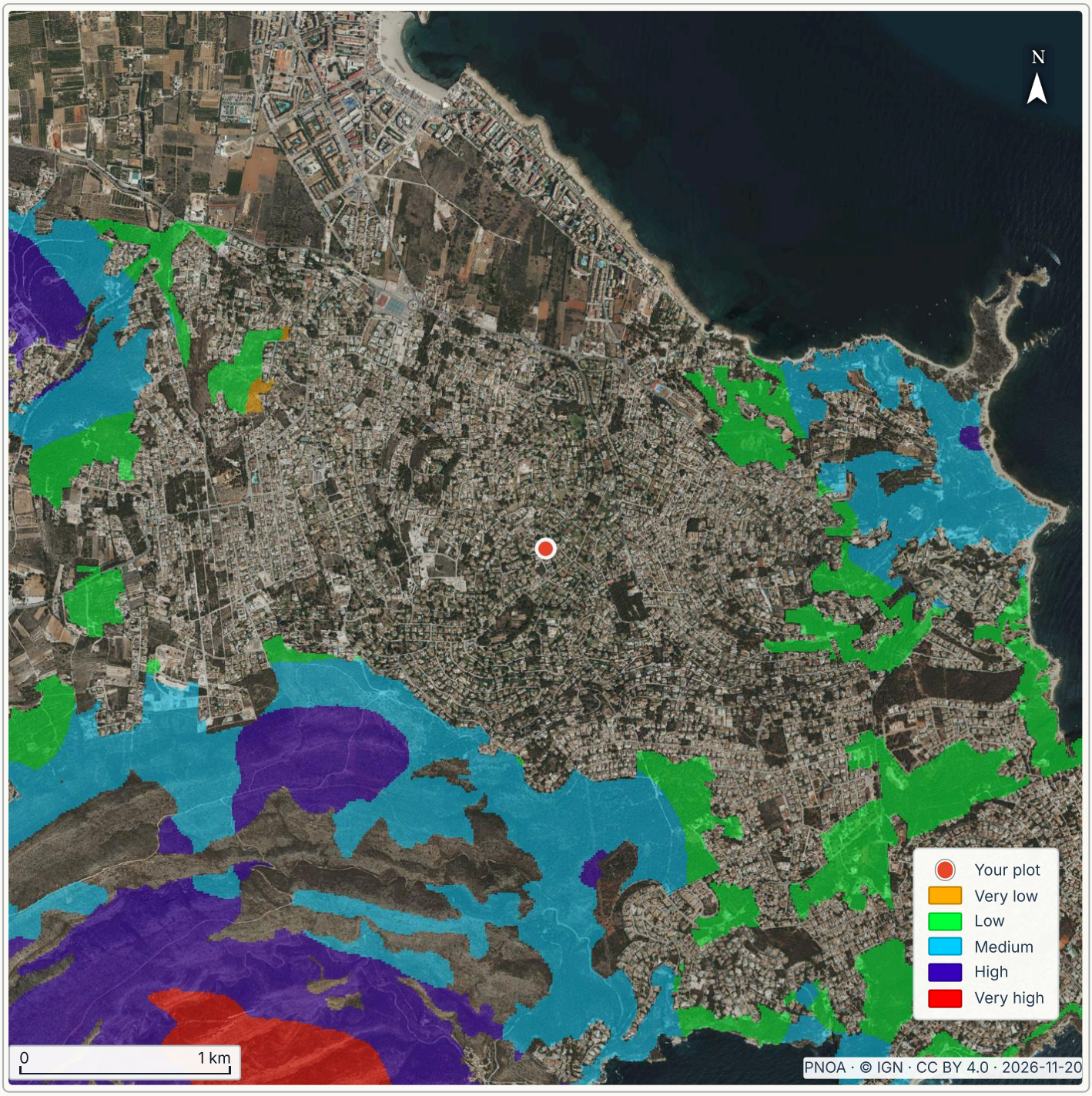
The regional environment department. Ask whether any protected species in the square limits works, clearing or the time of year for them.

SOURCES AND LIMITS Source: MITECO, Spanish Inventory of Natural Heritage and Biodiversity, species richness per 10 km square; retrieved 20/11/2026; https://www.miteco.gob.es/es/biodiversidad/temas/inventarios-nacionales.html; public data reused with credit.

Linked woodland

Is the nearby woodland connected to other woodland?

Linked woodland



- Share of the plot: **0%**
- Nearest assessed woodland: **860 m**
- Map width: **5.0 km**

WHAT IT MEANS FOR YOUR PLOT

The nearest assessed woodland patch lies about 860 m from the plot.

BEFORE YOU BUY

The regional forestry service. Ask whether fencing or felling needs a permit here.

SOURCES AND LIMITS Source: MITECO, forest connectivity; retrieved 20/11/2026; https://www.miteco.gob.es/es/biodiversidad/temas/inventarios-nacionales.html; public data reused with credit.

CHAPTER 6 · ASSESSMENT

The ground

ASSESSMENT OF PAGES 58–67

1 in your favour · 1 context · 3 check first

Check first

To keep in mind: Mean local slope 10% and maximum 20%; ask a surveyor and architect to assess foundations and earthworks. Under the plot, the IGME geological map shows fine soil with limestone or detrital beds, which the IGME legend describes in Spanish as “Margas, calizas arenosas y arcillas (Tap)”. Still to verify: ground strength.

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Slope of the ground.** Mean local slope 10% and maximum 20%; ask a surveyor and architect to assess foundations and earthworks.	p. 58
CHECK FIRST	**Geology and ground.** Under the plot, the IGME geological map shows fine soil with limestone or detrital beds, which the IGME legend describes in Spanish as “Margas, calizas arenosas y arcillas (Tap)”.	p. 60
CONTEXT	**Seismicity.** The seismic building code (NCSE-02) gives Xàbia/Jávea a basic seismic acceleration of 0.05 g.	p. 62
IN YOUR FAVOUR	**Radon.** Xàbia/Jávea is not among the zone I or zone II municipalities of DB HS 6 of the Spanish building code (CTE): the code does not require radon protection in a new house.	p. 66
CHECK FIRST	**Ground strength.** Regional mapping does not establish foundation conditions on this plot.	p. 60

TO SETTLE BEFORE A DEPOSIT

- Mean local slope 10% and maximum 20%; ask a surveyor and architect to assess foundations and earthworks. (page 58) A land surveyor (ingeniero técnico en topografía). Ask for a survey with contour lines if you plan to build or put in a pool. (page 58) Town hall (ayuntamiento). Ask whether the plan limits building by slope, and how it measures it. (page 58) An architect. Ask for a rough cost of walls, access and earthworks.
- Under the plot, the IGME geological map shows fine soil with limestone or detrital beds, which the IGME legend describes in Spanish as “Margas, calizas arenosas y arcillas (Tap)”. (page 60) A geologist or geotechnical engineer. Ask for a geotechnical study of the plot; before you buy, if the price depends on being able to build. (page 60) The town hall. Ask whether there are geotechnical studies of neighbouring plots, and whether subsidence, landslides or fills are known in the area. (page 60) The seller. Ask whether there are cracks in walls or floor slabs, old fills or wells on the property. (page 61) **You:** If you plan to build, order a geotechnical study before designing the foundations: under the plot the map describes “fine soil with limestone or detrital beds” and the foundations may cost more. (page 60)

The 10 data pages of this chapter

58 Slope of the ground · 59 Slope of the ground: the data · 60 Geology and ground · 61 Geology and ground: the data · 62 Seismicity · 63 Seismicity: the data · 64 Seismicity: the data (continued) · 65 Radon · 66 Radon: the data · 67 Recorded landslides

Assembled on 20 Nov 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.

Slope of the ground

Average slope 10%, steepest 20%, read from the cells of the terrain model. The nearest ground steeper than 30% is 67 m away.

Slope and contours around the plot



- Average slope on the plot: **10%**
- Drop across the plot: **5 m**
- Ground steeper than 30%: **67 m**

WHAT IT MEANS FOR YOUR PLOT

In the elevation model the ground falls towards the north (shady side). That is the aspect of the ground, not a count of sunshine hours: the buildings around it cast their own shade. Sunshine hours are on page 23.

Heights between 33 and 38 m; a drop of 5 m inside the boundary.

BEFORE YOU BUY

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

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

An architect. Ask for 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 15/11/2026. Image retrieved: 2026-11-15.

THE GROUND

Slope of the ground: the data

Check first

Measurement

Slope on the plot	**Average slope 10%, steepest 20%, read from the cells of the terrain model.**
Heights	**Between 33 and 38 m above sea level; a drop of 5 m inside the boundary.**
Ground steeper than 30%	**The nearest ground steeper than 30% is 67 m away.**
Height of each corner	**A 33 m; E 34 m; F 34 m; H 34 m; I 38 m; K 36 m; M 37 m; N 34 m. A guide, not a levelling survey.**
Profile of side H–I	**From 34.42 m at H to 37.65 m at I, 25.30 m apart in a straight line: a net slope of 12.8% between the two ends, on the plot's longest side.**
Aspect	**In the elevation model the ground falls towards the north (shady side). That is the aspect of the ground, not a count of sunshine hours: the buildings around it cast their own shade. Sunshine hours are on page 23.**
Contour lines	**Every 5 m; the bolder ones every 25 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.**

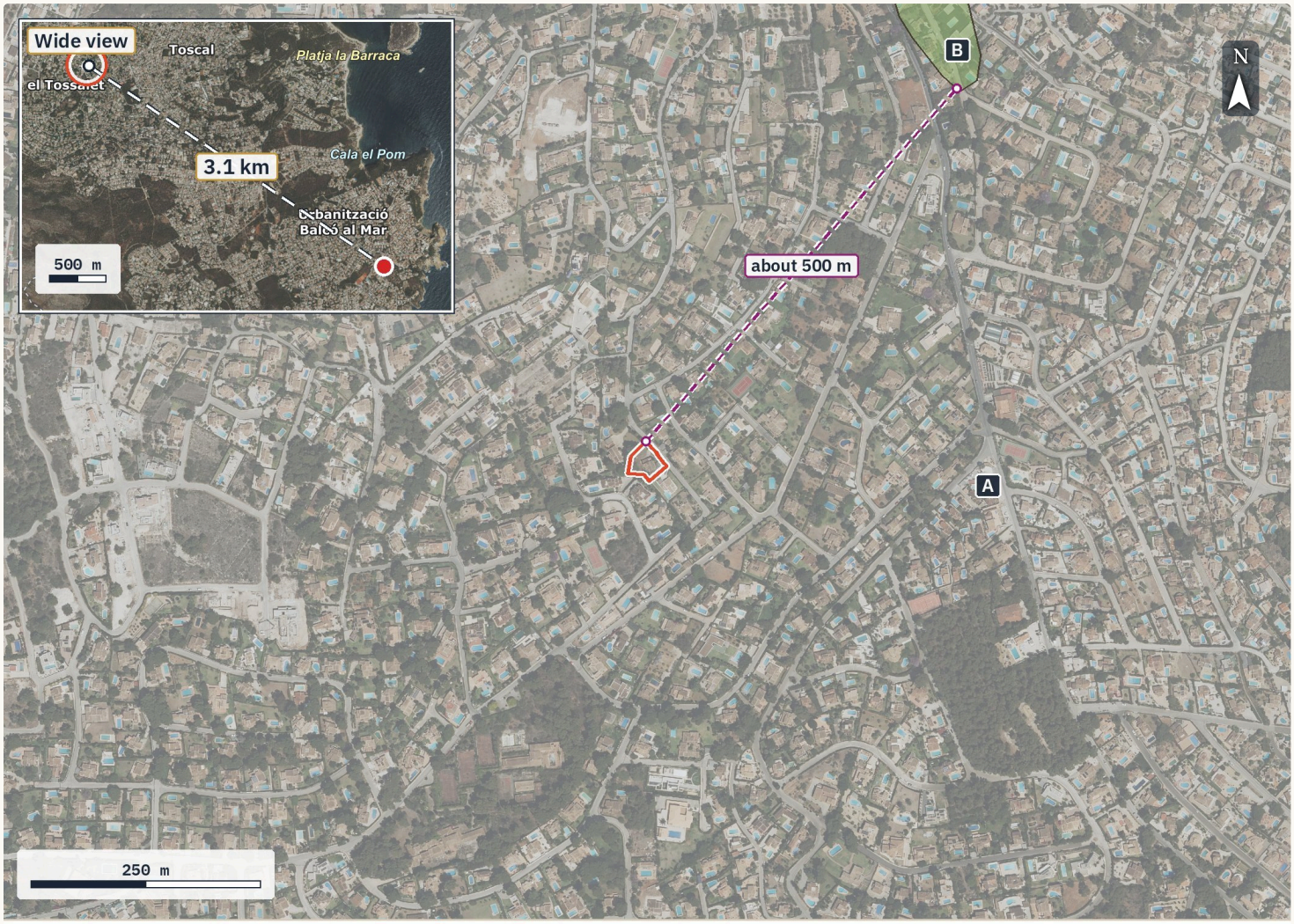
How it was measured. Slope on the elevation model over a base of about 14 m; classes of 5, 15, 30 and 50%.

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

Geology and ground

Unit under the plot: Fine soil / limestone.

Geological map units and inventoried ground movements



Geology (IGME, MAGNA 50 1:50,000)

- Plot
- A · "Margas, calizas arenosas y arcillas (Tap)"
- B · Clays and crusted clays
- Contact between units
- Inventoried movement (BD_MOVES): in the wide view
- Distance to the movement (wide view)
- Distance to another unit

- Unit under the plot: **Fine soil / limestone**
- Regional clay map · 1:1,000,000 · does not establish the soil on this plot:
  Class 2 of 4
- Nearest inventoried ground movement: **3.1 km**

WHAT IT MEANS FOR YOUR PLOT

Under the plot, the IGME geological map shows fine soil with limestone or detrital beds, which the IGME legend describes in Spanish as "Margas, calizas arenosas y arcillas (Tap)".

BEFORE YOU BUY

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

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

SOURCES AND LIMITS IGME (MAGNA 50 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 15/11/2026. Image retrieved: 2026-11-15.

THE GROUND

Geology and ground: the data

Check first

More on the map

Fine soil (marl or clay) with limestone or detrital beds: where fine soil dominates it can settle under load and change volume with moisture; the geotechnical study shows which material lies under the plot.

Another unit begins about 500 m away, to the north-east: fine soil (clays and crusted clays).

Expansive clay, regional map at 1:1,000,000: low to moderate risk of swelling clay (class 2 of 4).

What lies under the plot

Geological unit	**The IGME legend describes it in Spanish as "Margas, calizas arenosas y arcillas (Tap)". Age: no data.**
Expansive clay (regional map)	**1:1,000,000 map: low to moderate risk of swelling clay (class 2 of 4).**
Nearest ground movement	**3.1 km away, to the south-east. Rockfall, "Desprendimiento en Jávea", state in the inventory: repaired, start date: 30/10/2011, certainty of the location: high.**

What it means for the foundations

For the foundations	**Fine soil (marl or clay) with limestone or detrital beds: where fine soil dominates it can settle under load and change volume with moisture; the geotechnical study shows which material lies under the plot. This is what the map draws; the geotechnical study says how it behaves on the plot.**
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. As a general rule it requires at least three investigation points, unless justified otherwise (DB SE-C, 3.1(3) and 3.2.1(4)). The project designer or another competent technician signs it (CTE, DB SE-C, 3.1(5–6)).**

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 MAGNA 50, used because GEODE does not allow queries. Read on 15/11/2026. The sheet date and unit age are not supplied by this query. Viewer: info.igme.es/visor (MAGNA).**

What to ask and whom

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

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, MAGNA 50 1:50,000, expansive-clay map 1:1,000,000 and BD_MOVES. Data source, in the Spanish wording required by its licence (CN IGME): "Origen de los datos: ©CN Instituto Geológico y Minero de España (IGME)". Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0

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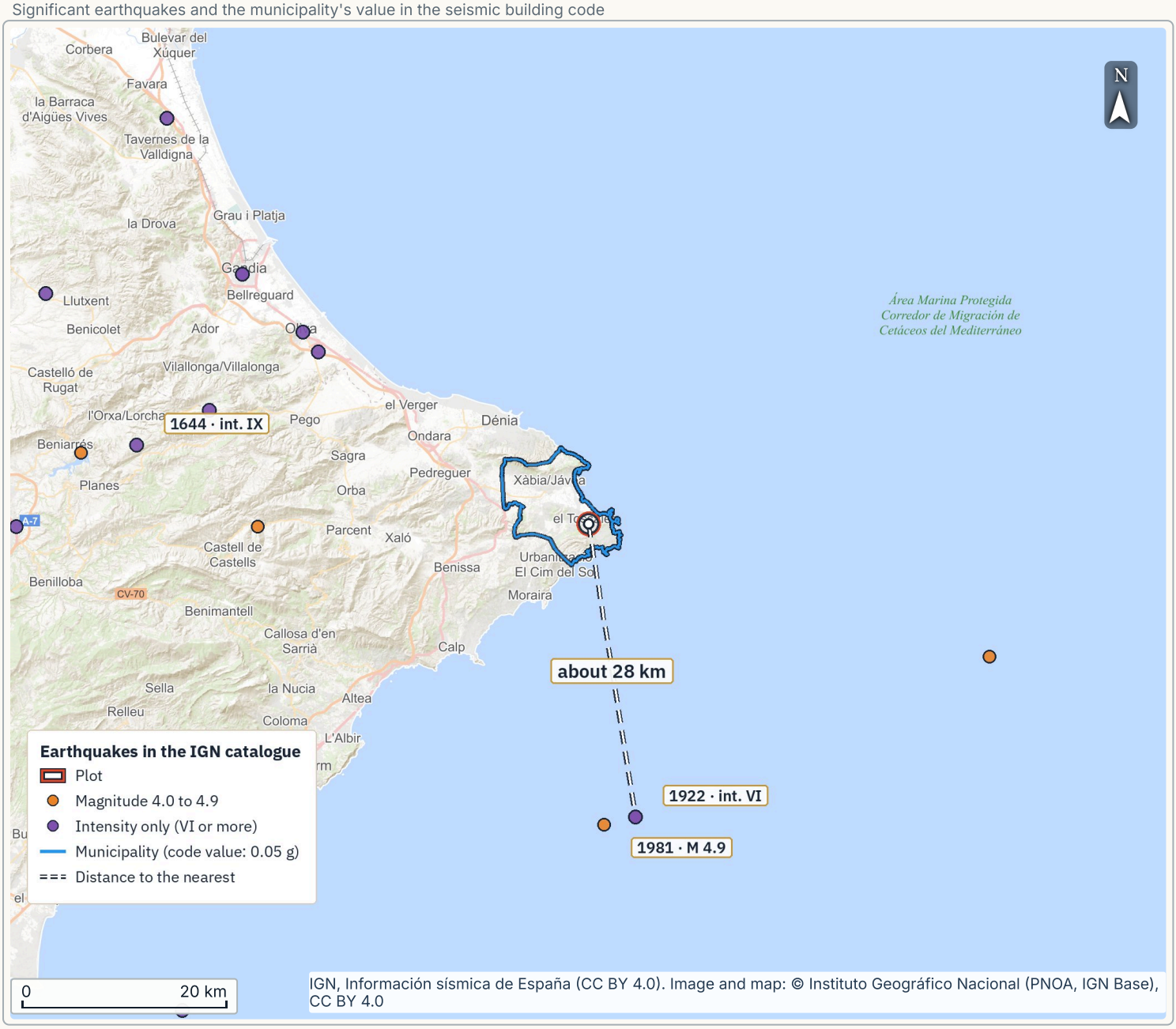
Seismicity

Basic seismic acceleration: 0.05 g.

Significant earthquakes and the municipality's value in the seismic building code



- Basic seismic acceleration: **0.05 g**
- IGN 2015 hazard study: **0.13 g**
- Nearest significant earthquake: **28 km**

WHAT IT MEANS FOR YOUR PLOT

The seismic building code (NCSE-02) gives Xàbia/Jávea a basic seismic acceleration of 0.05 g. The nearest significant earthquake in the IGN catalogue dates from 1922, with maximum intensity VI, about 28 km away. Its epicentre was worked out from the damage described in documents and may be several kilometres out. The intensity is that of the worst-hit place, not of the plot.

BEFORE YOU BUY

An architect. Ask, at 0.05 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 0.13 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 15/11/2026. Image retrieved: 2026-11-15.

THE GROUND

Seismicity: the data

Context

More on the map

At 0.05 g, the structure of a new low-rise house must be designed for earthquakes unless it has well-braced frames (columns and beams tied together in every direction; section 1.2.3). 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: IX (destructive), 26/06/1644, about 44 km away.

Highest magnitude within 50 km: 4.9 (mbLg), 05/03/1981, 29 km away; maximum intensity V (strong).

11 significant earthquakes within 50 km in the full IGN catalogue, between 1598 and 1984.

Seismic building code

Basic seismic acceleration	**Xàbia/Jávea: 0.05 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 0.05 g, the code applies to buildings of normal importance (a house, for example) except those built with well-braced frames (columns and beams tied together in every direction). Even so, it applies to buildings of more than seven storeys if their design acceleration reaches 0.08 g. It does not apply to buildings of moderate importance (whose collapse would be unlikely to cause casualties). The effect of an earthquake must be allowed for on potentially unstable ground, and where the code applies, adobe, rammed earth (tapial) and dry-stone masonry are not allowed (section 1.2.3).**
IGN study of 2015	**0.13 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 0.05 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

THE GROUND

Seismicity: the data (continued)

Context

Recorded earthquakes

Nearest	**Maximum intensity VI (slightly damaging) on 15/09/1922, about 28 km from the plot, in the Mediterranean Sea zone (Mar Mediterráneo).**
Highest intensity within 50 km	**Maximum intensity IX (destructive) on 26/06/1644, about 44 km from the plot, south-east of Lorcha/L'Orxa (Alicante).**
Highest magnitude within 50 km	**Magnitude 4.9 (mbLg) and maximum intensity V (strong) on 05/03/1981, 29 km from the plot and 20 km deep, in the Mediterranean zone off the southern Levante coast (Mediterráneo-Levante Sur).**
Within 50 km	**11 significant earthquakes within 50 km in the IGN catalogue, between 1598 and 1984.**

Scope and limits of the data

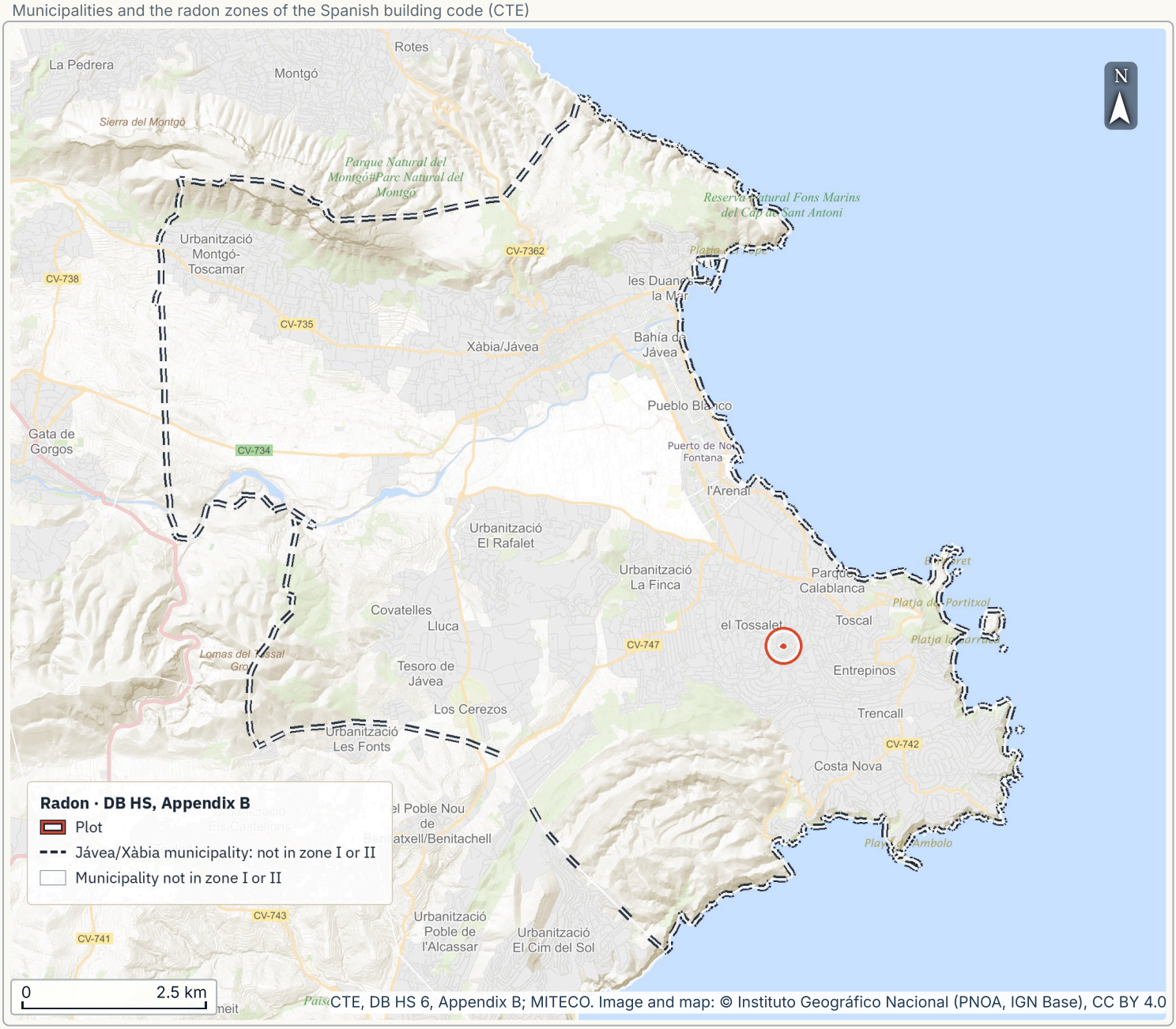
Value by municipality	**The code gives one value per municipality, not per plot. Its map dates from 2002 and keeps the municipal boundaries of that time.**
Return period	**475 years is neither a deadline nor a prediction. It is the shaking exceeded on average once every 475 years: a 10 % chance of exceeding 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

Radon

CTE radon zone I or II: None.

Municipalities and the radon zones of the Spanish building code (CTE)



- CTE radon zone I or II: **None**
- Date the layer was read: **15/11/2026**
- Year the house was built: **1967**

WHAT IT MEANS FOR YOUR PLOT

Xàbia/Jávea is not among the zone I or zone II municipalities of DB HS 6 of the Spanish building code (CTE): the code does not require radon protection in a new house. No municipality within 60 km is in either zone.

BEFORE YOU BUY

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

An accredited laboratory. Ask for a measurement in the house by the Appendix C method. The code does not require it here, but it is the only way to know how much radon there is inside.

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 15/11/2026. Image retrieved: 2026-11-15.

THE GROUND

Radon: the data

In your favour

More on the map

Being outside these zones is not a measurement: Appendix B lists the municipalities where the Consejo de Seguridad Nuclear (the nuclear safety regulator) finds 300 Bq/m³ likely to be exceeded without protection.

Only a measurement shows how much radon there is in the house.

The municipality's radon zone

Municipality	**Xàbia/Jávea (Alicante/Alacant), INE code 03082. It is not in Appendix B. No municipality within 60 km is in zone I or II.**
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 here

New house or refurbishment	**HS 6 does not apply: it governs only the municipalities listed in Appendix B (paragraph 1). If you want protection anyway, the zone I measures are the reference: a radon barrier between the ground and the habitable rooms, or a ventilated air gap (paragraph 3, sub-paragraph 1 a).**
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.**

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.**

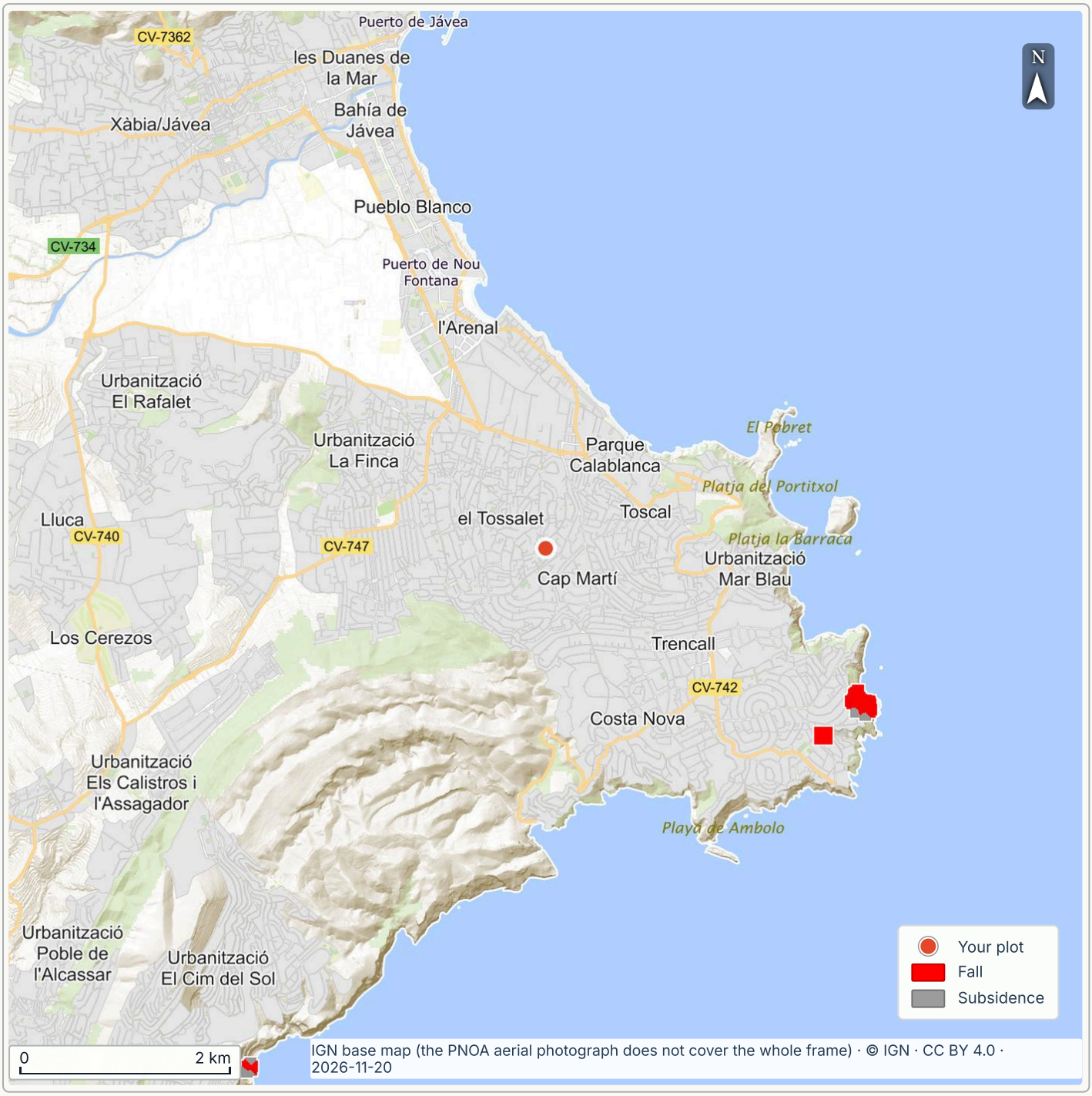
How it was measured. Municipality read at the plot's centre; its zone looked up in the Appendix B table by INE code. With no zone, a search for the nearest zoned municipality up to 60 km.

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

Recorded landslides

Has the ground moved near here?

Recorded landslides



- Share of the plot: **0%**
- Nearest ground movement: **3.1 km**
- Map width: **10.0 km**

WHAT IT MEANS FOR YOUR PLOT

The nearest recorded ground movement lies about 3.1 km from the plot. The inventory is incomplete: absence from it proves nothing.

BEFORE YOU BUY

The geologist or geotechnical engineer. Ask for the ground study to assess slope stability.

SOURCES AND LIMITS Source: IGME, ground movement database (BDMoves); retrieved 20/11/2026; https://mapas.igme.es/; public data reused with credit.

CHAPTER 7 · ASSESSMENT

Water and flooding

ASSESSMENT OF PAGES 69–82

3 check first

Check first

To keep in mind: No mapped river flood zone overlaps the plot; the nearest (T = 10 years) is 970 m from the plot. The plot is in the mapped nitrate-vulnerable zone Xàbia; confirm whether its agricultural rules affect the intended use. Still to verify: rain and unstudied streams.

970 m	Good	4.1 km	Inside
River flood zone T = 10 years	Groundwater status	Watercourse control zone	Nitrate-vulnerable zone

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Flood zones.** No mapped river flood zone overlaps the plot; the nearest (T = 10 years) is 970 m from the plot.	p. 69
CHECK FIRST	**Groundwater.** The plot is in the mapped nitrate-vulnerable zone Xàbia; confirm whether its agricultural rules affect the intended use.	p. 72
CHECK FIRST	**Rain and unstudied streams.** Mapped flood zones leave out rain on the plot and unstudied streams.	p. 102–103

TO SETTLE BEFORE A DEPOSIT

- No mapped river flood zone overlaps the plot; the nearest (T = 10 years) is 970 m from the plot. (page 69) River basin authority. Ask the Confederación Hidrográfica del Júcar (www.chj.es) whether the plot is in a flood zone, a preferential flow zone or a control zone, and whether your works need permission. (page 69) Town hall (ayuntamiento). Ask whether the zoning plan limits uses or heights because of flood risk. Seller. Ask whether the property has ever flooded, whether any insurance claims were made and what policy it has.
- The plot is in the mapped nitrate-vulnerable zone Xàbia; confirm whether its agricultural rules affect the intended use. (page 72) The river basin authority. Ask the Confederación Hidrográfica del Júcar (www.chj.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 (Water Act: concessions, Article 59; water rights register, Article 80; wells and interior springs of up to 7,000 m³ a year, Article 54.2). (page 72) The seller. Ask for the well's papers, if there is one: registration or notification, volume and use.

The 14 data pages of this chapter

69 Flood zones
70 Flood zones: the data
71 Flood zones: the data (continued)
72 Groundwater and nitrates
73 Groundwater and nitrates: the data
74 Groundwater and nitrates: the data
75 Stretches with flood risk
76 Nearby watercourses
77 State of the nearest river
78 Aquifer recharge
79 Wet ground
80 Groundwater salinity
81 Authorised discharges
82 Wells and water points

Assembled on 20 Nov 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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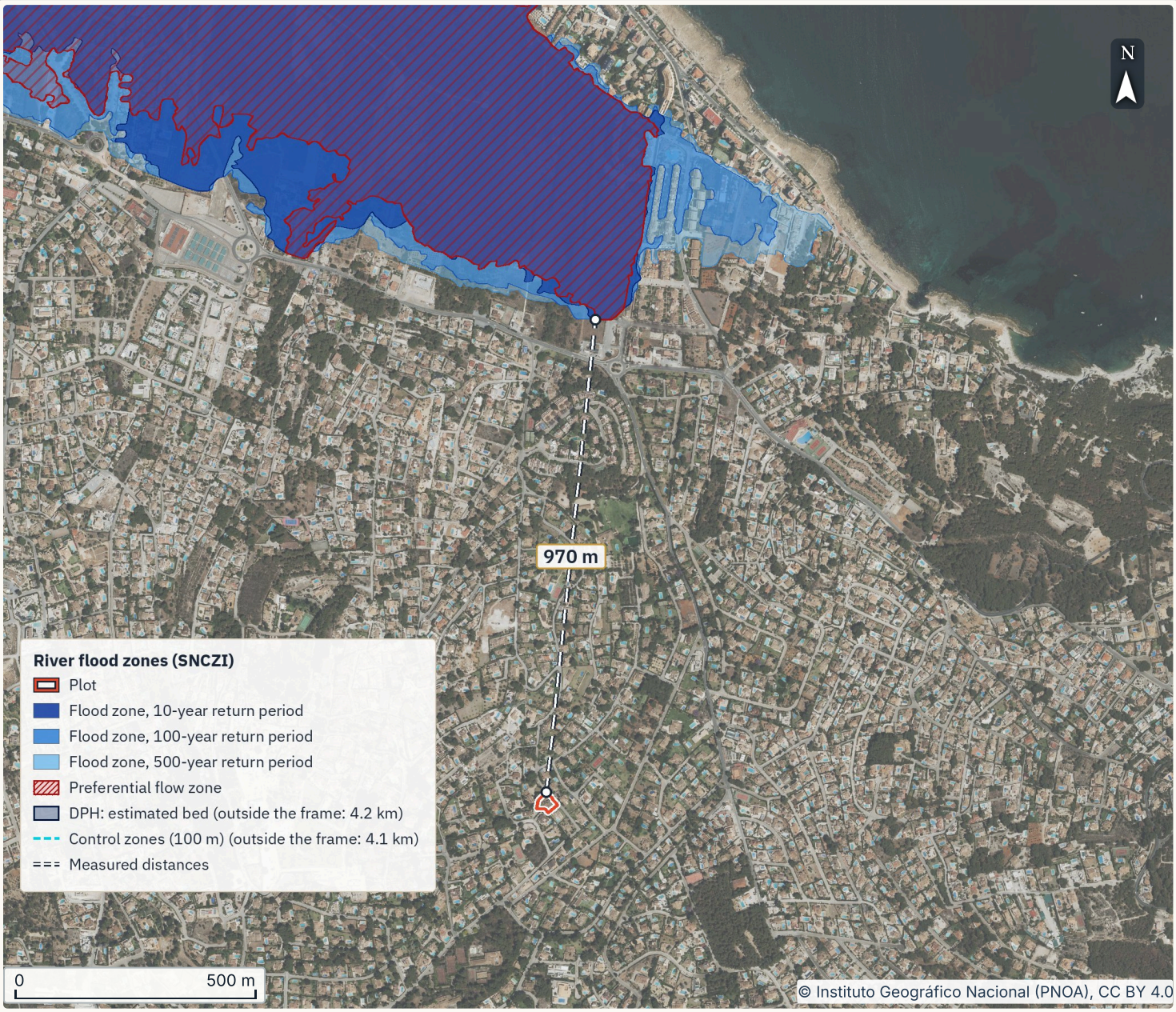
Flood zones

No mapped river flood zone overlaps the plot; the nearest (T = 10 years) is 970 m from the plot.

River flood zones around the plot



- River flood zone T = 10 years: **970 m**
- Date the layer was read: **15/11/2026**
- Watercourse control zone: **4.1 km**

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: SNCZI. Zonas Inundables del Sistema Marina Alta, approved on 01/11/2011.

BEFORE YOU BUY

River basin authority. Ask the Confederación Hidrográfica del Júcar (www.chj.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). Ask whether the zoning plan limits uses or heights because of flood risk.

SOURCES AND LIMITS MITECO, SNCZI (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 15/11/2026. Image retrieved: 2026-11-15.

WATER AND FLOODING

Flood zones: the data

Check first

More on the map

The nearest preferential flow zone (zona de flujo preferente) is the same distance away.

River basin authority: the Confederación Hidrográfica del Júcar (www.chj.es).

Measured distances

T = 10, 100 and 500 years and preferential flow	**970 m away, to the north, Río Gorgos. They match once the distance is rounded.**
Control zone (zona de policía, 100 m from the watercourse)	**4,068 m away, to the north-west, Río Gorgos.**
Public water domain (DPH), estimated, not surveyed	**4,168 m away, to the north-west, Río Gorgos.**
DPH, officially surveyed (deslinde)	**None in the SNCZI layer within 30 km; there may be boundary surveys (deslindes) that it does not show. The watercourse limit is only estimated.**

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 m²/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 (the Water Act, Ley de Aguas, Article 6.1(b)); its width can be changed or extended in the cases of Article 6.2 and of Article 9.2 of the Water Domain Regulation. 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; the applicable advance notice and starting date must be checked in that authority's form (Reglamento del DPH, Article 9.4, which refers to Article 78 onwards). No permit is needed if that authority reported on the urban plan and the plan includes its requirements; the project is still notified to it (Article 78 ter.1). Check the basin form for the advance-notice period and permitted starting date; filing does not mean work may start immediately. It applies along every public watercourse; the SNCZI draws it only on the stretches it studied.**

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

WATER AND FLOODING

Flood zones: the data (continued)

Check first

What each zone means (continued)

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 bed of a natural watercourse, continuous or not, 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). A private channel is the exception: one that carries only occasional rainwater and crosses, from its origin, nothing but private land (Article 5.1). The "estimated" layer approximates that limit; stretches shown as "DPH, officially surveyed" have an approved boundary survey loaded into this layer (Article 95), though other approved surveys may be omitted here.**
Accuracy	**Cell of the study's model: MDT 2 × 2 m from the PNOA LiDAR (IGN); this is not the accuracy of the line.**
Age	**Study approved on 01/11/2011. 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

Groundwater and nitrates

Groundwater status: Good.

Groundwater bodies and nitrate-vulnerable zones around the plot



- Groundwater status: **Good**
- Nitrates: below 37.5 mg/l: **19.2 mg/l**
- Nitrate-vulnerable zone: **Inside**

WHAT IT MEANS FOR YOUR PLOT

The plot is over the groundwater body (masa de agua subterránea) Depresión de Benissa, in good quantitative and chemical status under the river basin plan 2022–2027 (data from 2018–2019). It is in the nitrate-vulnerable zone Xàbia.

BEFORE YOU BUY

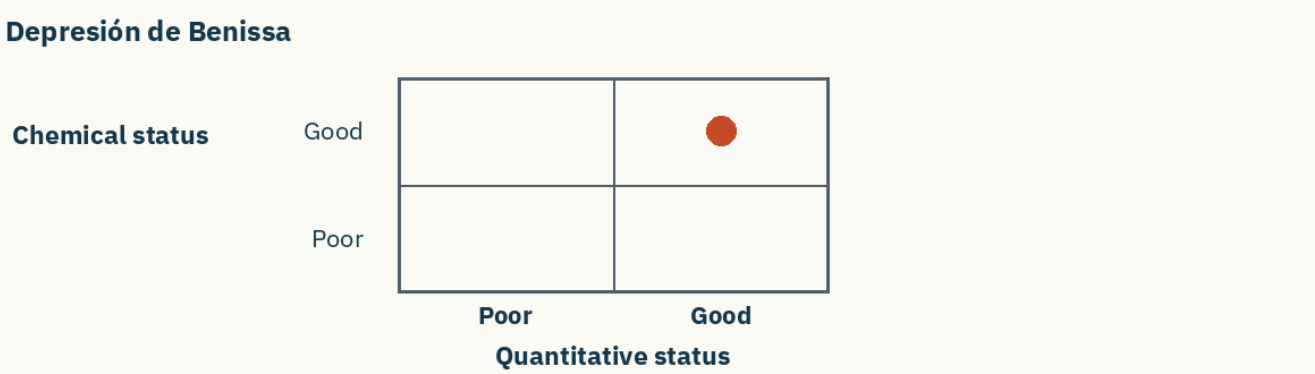
The river basin authority. Ask the Confederación Hidrográfica del Júcar (www.chj.es) whether the property has a well or a water right entered in the Registro de Aguas (water rights register) or the Catálogo de aguas privadas, and for what volume (Water Act: concessions, Article 59; water rights register, Article 80; wells and interior springs of up to 7,000 m³ a year, Article 54.2).

SOURCES AND LIMITS MITECO (CC BY 4.0). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 15/11/2026. Image retrieved: 2026-11-15.

WATER AND FLOODING

Groundwater and nitrates: the data

Check first



Point: the body's published plan statuses; not a measurement of water or quality in a well.

More on the map

A well of up to 7,000 m³ a year for the property's own use is notified to the river basin authority before it is opened, and the authority may forbid it if documents are missing, the works are unsuitable or the diversion is unlawful; above that volume a concession is needed (Ley de Aguas, Real Decreto Legislativo 1/2001, Articles 54.2 and 59; Reglamento del DPH, Article 88).

Groundwater body beneath the plot

Body	**Depresión de Benissa (ES080MSBT080-179), river basin district Júcar.**
Quantitative status	**Good (data from 2018).**
Chemical status	**Good (data from 2018–2019).**
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).**
Saltwater intrusion	**The plan reported no saltwater-intrusion impact in this body to the European Commission.**
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.**

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 Xàbia, designated by the Generalitat Valenciana (published on 31/01/2000; MITECO layer of July 2025).**
Monitoring point	**Pozo Camping (08-180-CA046), 4.0 km away: mean 19.2 mg/l in 2020–2023 (max. 27.3). The mean is below 37.5 mg/l, the level above which groundwater counts as affected by nitrates (RD 47/2022, Article 3.2(b)), and below the 50 mg/l drinking-water limit (RD 3/2023, Annex I, Part 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	**It is notified to the river basin authority before it is opened, with its details and proof of ownership; the authority registers it, or forbids it if documents are missing, the works are unsuitable or the diversion is unlawful (Reglamento del Dominio Público Hidráulico [DPH], Articles 85 and 88). The limit adds up all wells and interior springs on the property, and above it a concession is needed (Ley de Aguas, Articles 54.2 and 59; Reglamento del DPH, Article 87.1).**
Watercourses and distances	**Inside the control zone (zona de policía) of a public watercourse (100 m from the channel as a rule; the width may vary), a well needs authorisation (Reglamento del DPH, Article 87.4). Between wells, the distance is set first by the river basin plan, which may give other figures: ask the Confederación Hidrográfica del Júcar. If the plan says nothing, 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 is notified to the river basin authority (Reglamento del DPH, Article 85.3).**
In a vulnerable zone	**On urban land the vulnerable zone places no duty on the buyer, only on whoever grows crops or keeps livestock; they follow 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).**

What to ask and whom

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

How it was measured. 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.

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

Stretches with flood risk

Is a river or coastal stretch classed by the State as a significant flood risk nearby?

Stretches with flood risk



- Share of the plot: **0%**
- Nearest stretch with flood risk: **1.3 km**
- Map width: **5.0 km**

WHAT IT MEANS FOR YOUR PLOT

The nearest ARPSI stretch lies about 1.3 km from the plot. Flood risk management plans focus on these stretches.

BEFORE YOU BUY

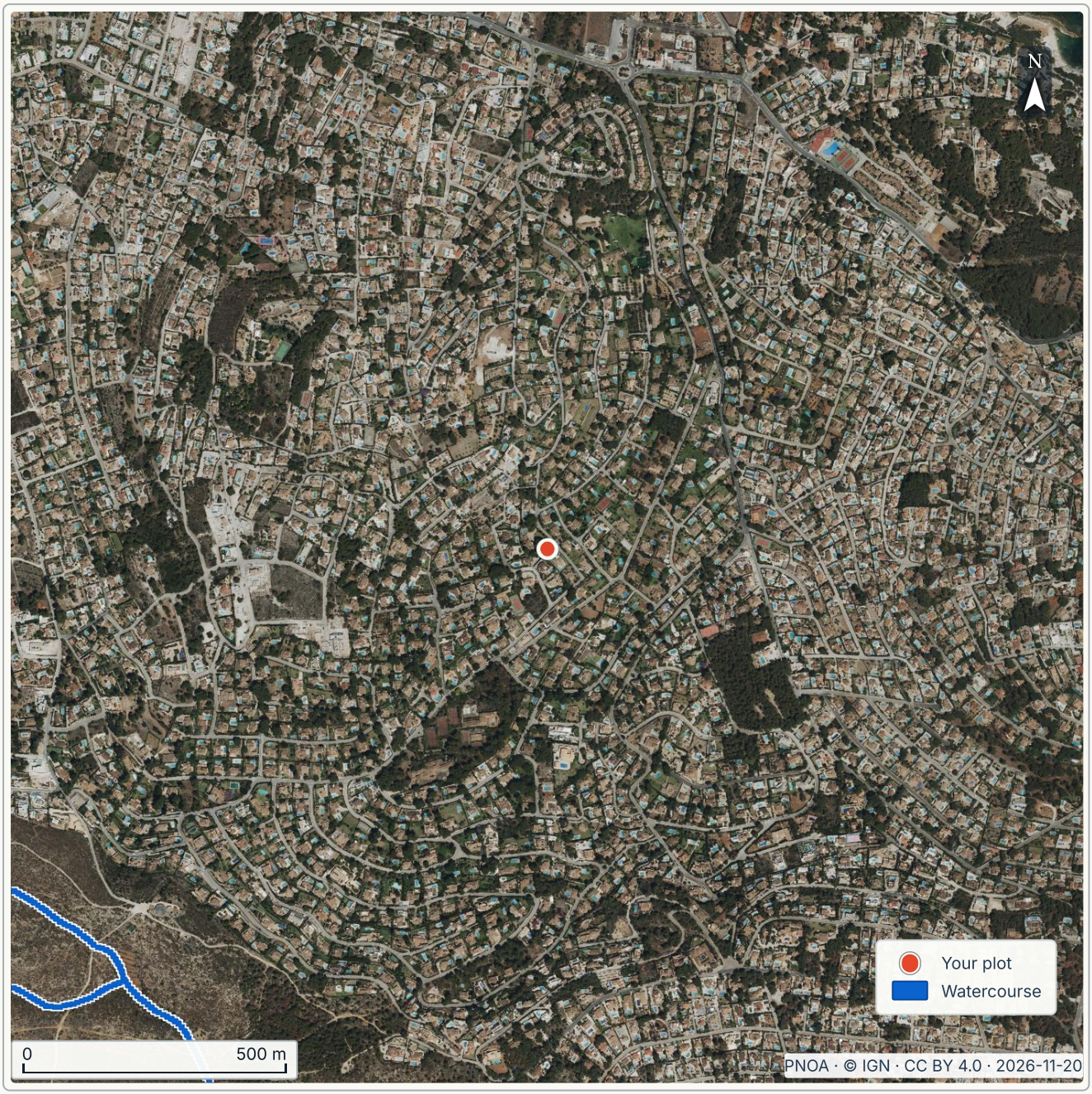
The river basin authority. Ask whether works or measures are planned on that stretch that affect the area.

SOURCES AND LIMITS Source: MITECO, areas of potential significant flood risk (ARPSI); retrieved 20/11/2026; https://www.miteco.gob.es/es/cartografia-y-sig.html; public data reused with credit.

Nearby watercourses

Does a watercourse cross or pass near the plot, even if it runs dry most of the year?

Nearby watercourses



- Share of the plot: **0%**
- Map width: **2.0 km**
- Nearest channel in IGN: **980 m**

WHAT IT MEANS FOR YOUR PLOT

In the IGN inventory, the nearest mapped watercourse lies about 980 m from the plot. Beside a public watercourse, works less than 100 m from the bank need, depending on the works, permission from the river basin authority or a responsible declaration to it, unless that authority reported on the urban plan and the plan includes its requirements. SNCZI channel estimates are shown separately (page 69); this distance does not include them.

BEFORE YOU BUY

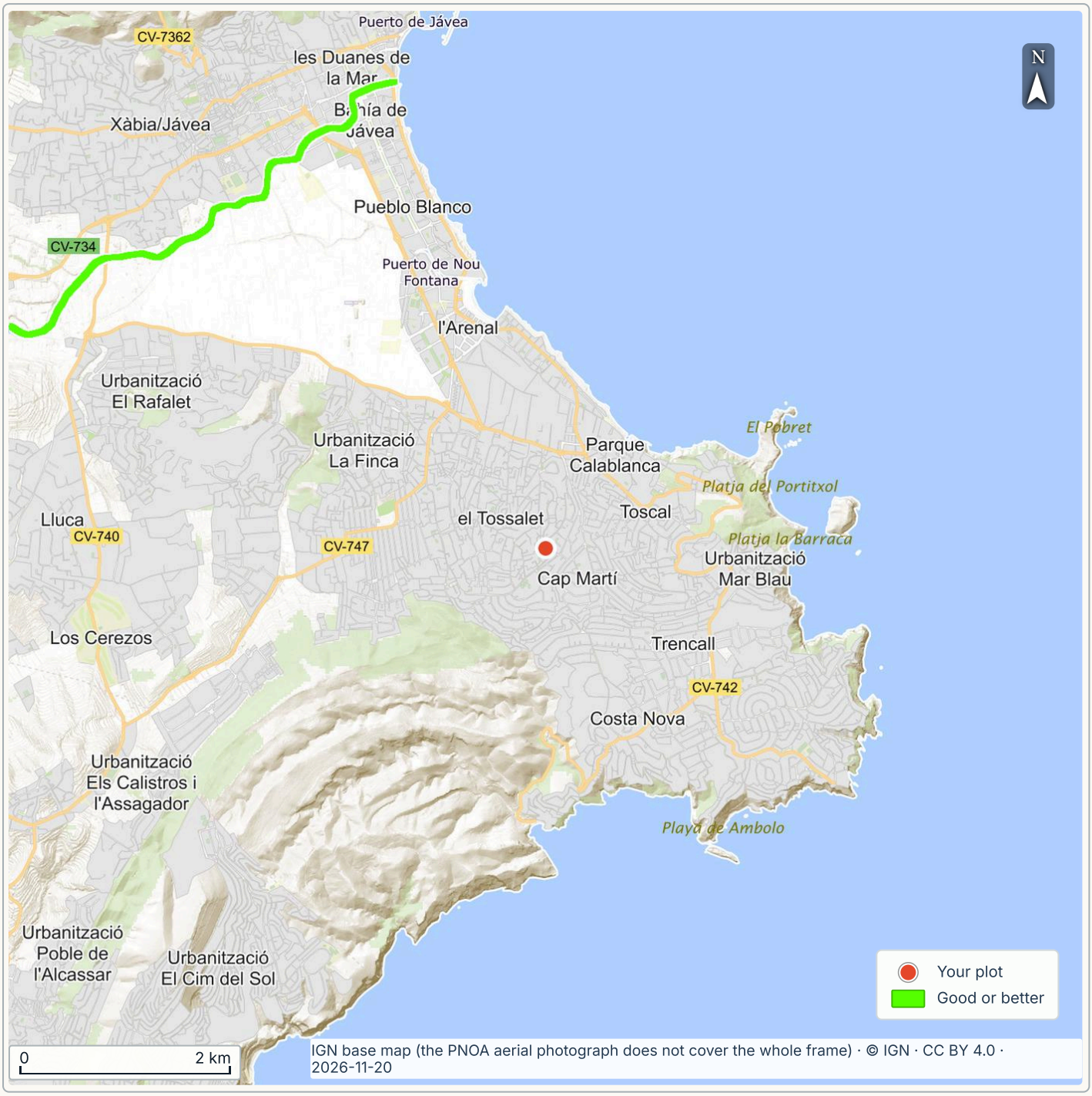
The river basin authority. Ask whether the nearest watercourse is public and whether the plot falls within its control zone.

SOURCES AND LIMITS Source: IGN, INSPIRE river network; retrieved 20/11/2026; https://www.idee.es/; public data reused with credit.

State of the nearest river

How clean is the nearest river?

State of the nearest river



- Share of the plot: **0%**
- Map width: **10.0 km**
- Nearest river stretch: **4.2 km**

WHAT IT MEANS FOR YOUR PLOT

The nearest assessed river lies about 4.2 km from the plot; the map shows its official status in the 2022–2027 cycle.

BEFORE YOU BUY

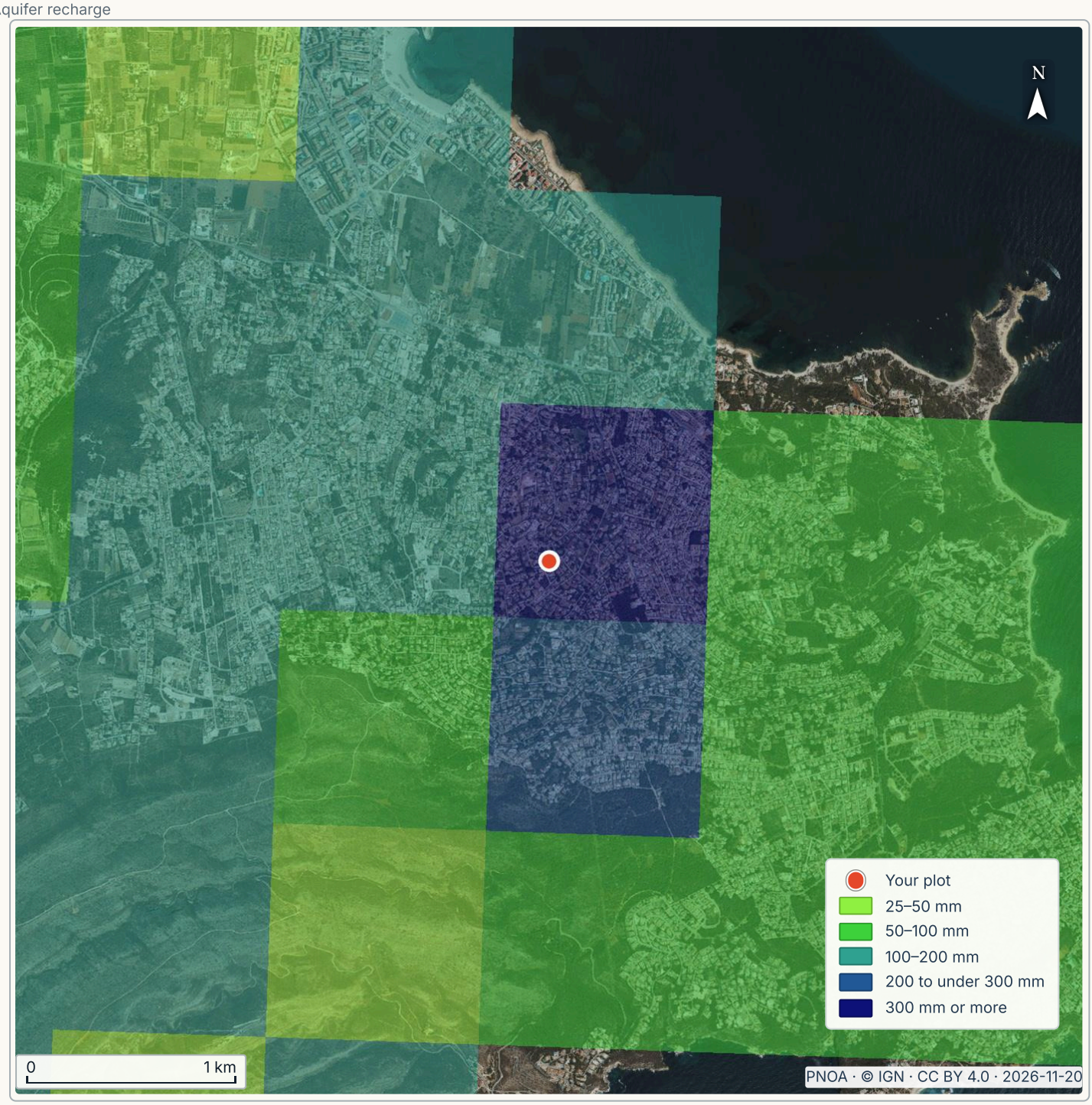
The river basin authority. Ask whether authorised discharges exist upstream of the area.

SOURCES AND LIMITS Source: MITECO, overall status of surface water bodies, 2022–2027 cycle; retrieved 20/11/2026; https://www.miteco.gob.es/es/cartografia-y-sig.html; public data reused with credit.

Aquifer recharge

How much rain reaches the aquifer under this area each year?

Aquifer recharge



- Reading at the plot: **300 mm/yr**
- Nearest recharge reading: **0 m**
- Map width: **5.0 km**

WHAT IT MEANS FOR YOUR PLOT

The ministry map gives mean recharge here of 300 mm a year. This is a regional average for 1940 to 2006, not a pumping test of a well.

BEFORE YOU BUY

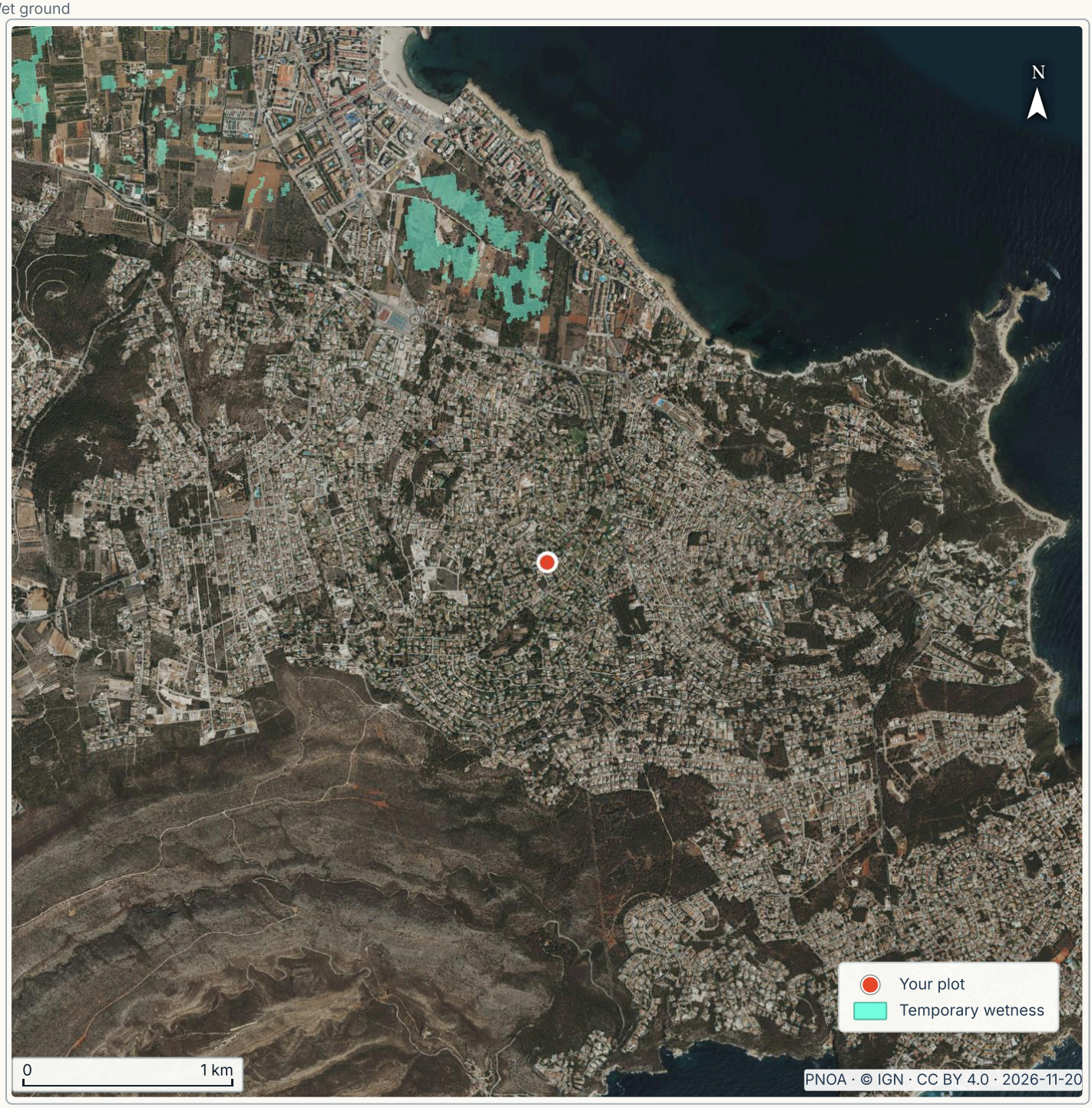
The river basin authority. Ask what flow it would allow for a well on this plot and what procedure applies.

SOURCES AND LIMITS Source: MITECO, aquifer recharge, 1940/41–2005/06 series; retrieved 20/11/2026; https://www.miteco.gob.es/es/cartografia-y-sig.html; public data reused with credit.

Wet ground

Are there areas nearby that lie wet?

Wet ground



- Share of the plot: **0%**
- Nearest wet ground: **1.1 km**
- Map width: **5.0 km**

WHAT IT MEANS FOR YOUR PLOT

The nearest water or wet area lies about 1.1 km from the plot. Visit after several days of rain.

BEFORE YOU BUY

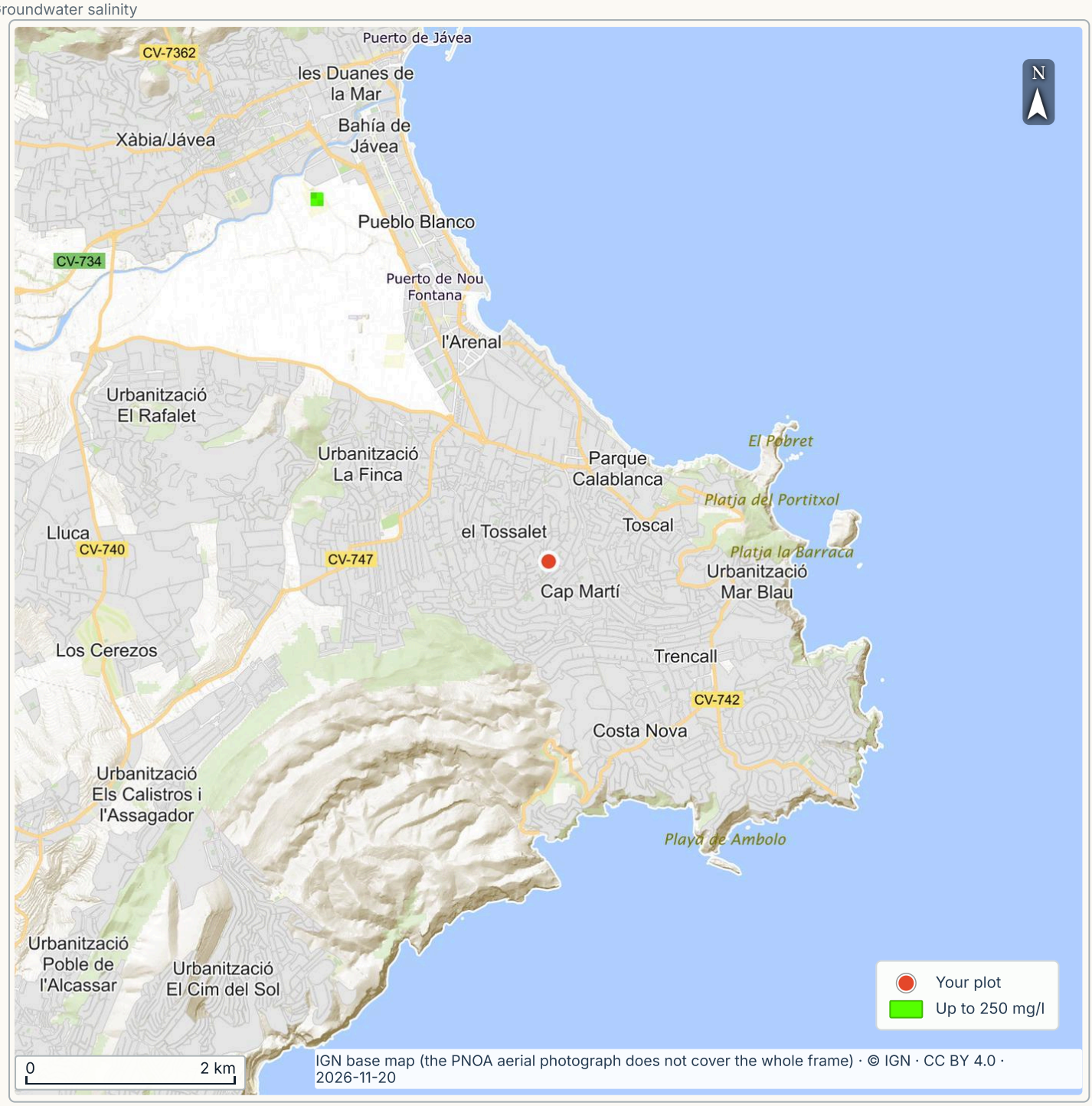
The seller. Ask whether the plot lies wet and where.

SOURCES AND LIMITS Source: Copernicus, water and wetness 2018; retrieved 20/11/2026; https://land.copernicus.eu/; public data reused with credit.

Groundwater salinity

Is the water in local wells salty?

Groundwater salinity



- Share of the plot: **0%**
- Nearest salinity reading: **4.0 km**
- Map width: **10.0 km**

WHAT IT MEANS FOR YOUR PLOT

The nearest point of the seawater intrusion network lies about 4.0 km from the plot. It is a warning for anyone planning to irrigate from a well.

BEFORE YOU BUY

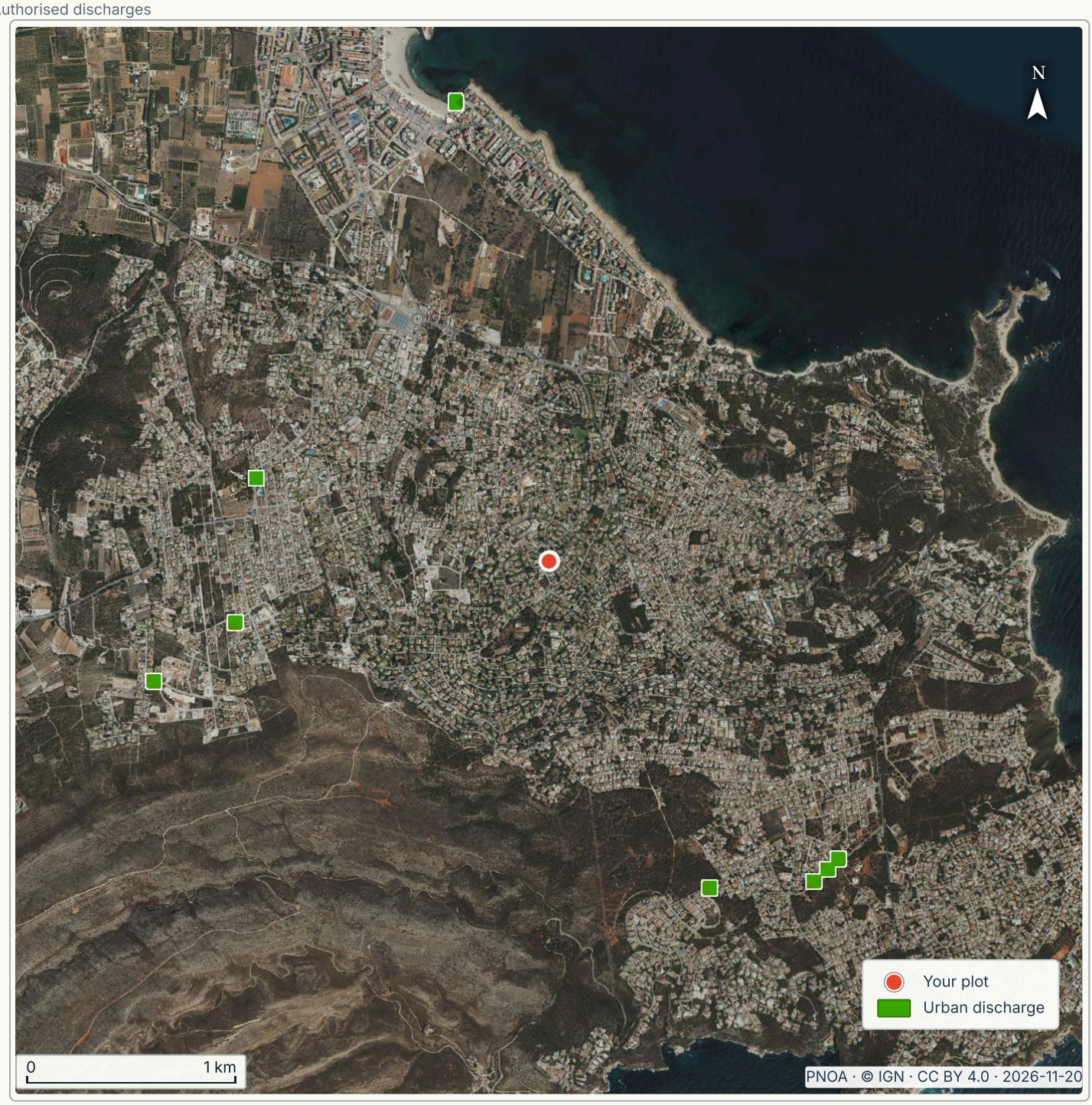
The river basin authority. Ask for the water conductivity in wells of that water body.

SOURCES AND LIMITS Source: MITECO, seawater intrusion in groundwater, 2024; retrieved 20/11/2026; https://www.miteco.gob.es/es/cartografia-y-sig.html; public data reused with credit.

Authorised discharges

Is authorised wastewater discharged near the plot?

Authorised discharges



- Share of the plot: **0%**
- Nearest authorised discharge: **1.4 km**
- Map width: **5.0 km**

WHAT IT MEANS FOR YOUR PLOT

The nearest authorised discharge lies about 1.4 km from the plot. This is a register of permits, not a pollution measurement.

BEFORE YOU BUY

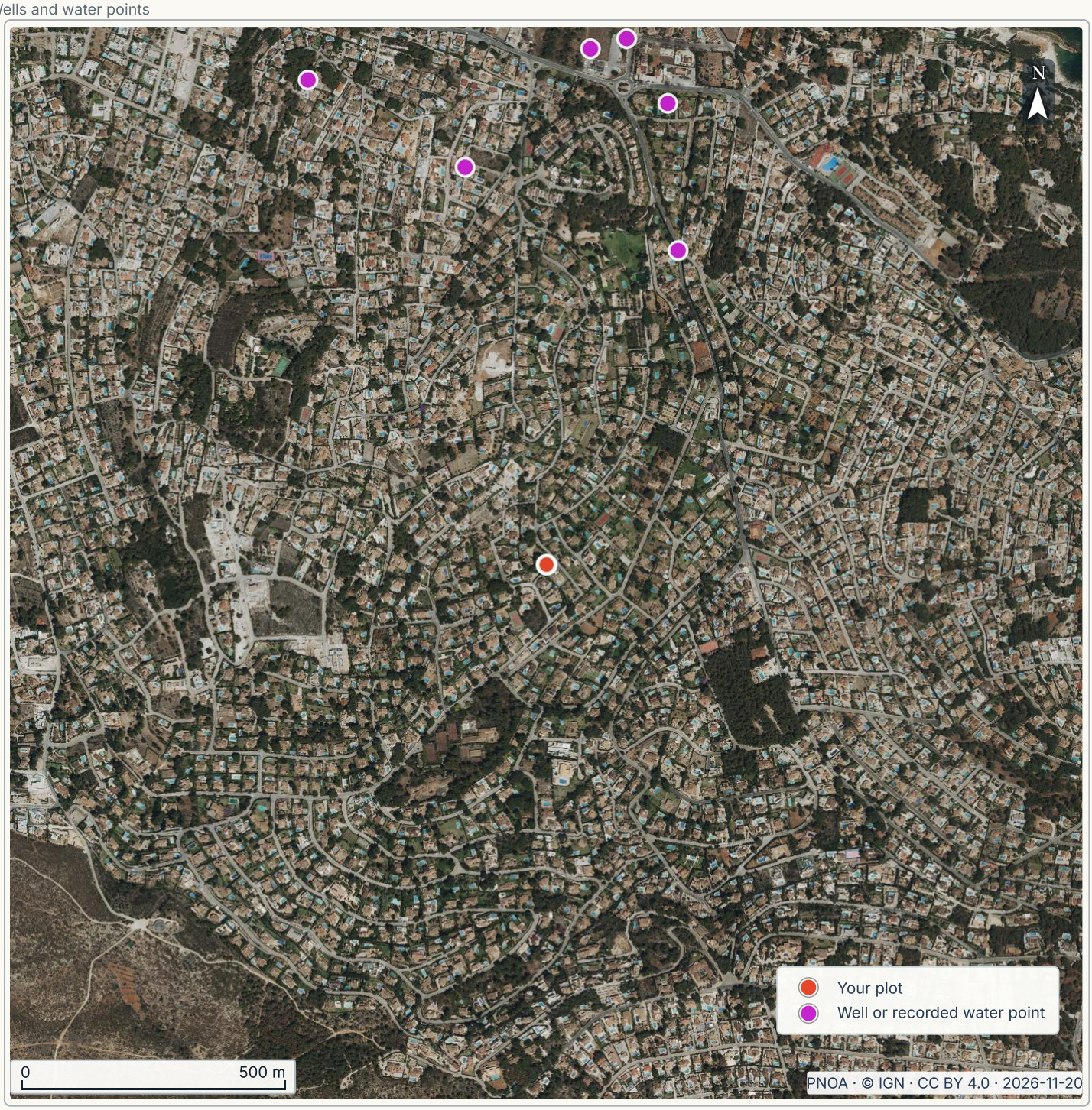
The river basin authority. Ask for the holder and type of the nearest discharge.

SOURCES AND LIMITS Source: MITECO, National Discharge Census; retrieved 20/11/2026; https://www.miteco.gob.es/es/cartografia-y-sig.html; public data reused with credit.

Wells and water points

Are any wells or springs on record nearby?

Wells and water points



- On the plot: **No**
- Map width: **2.0 km**
- Nearest well or water point: **610 m**

WHAT IT MEANS FOR YOUR PLOT

The nearest recorded water point lies about 610 m from the plot. The inventory locates that point; it does not prove a new well here would yield water or authorise extraction.

BEFORE YOU BUY

The river basin authority. Ask whether new wells are authorised in this area and with what flow limit.

SOURCES AND LIMITS Source: IGME, water points database; retrieved 20/11/2026; https://mapas.igme.es/; public data reused with credit.

CHAPTER 8 · ASSESSMENT

Risks nearby

ASSESSMENT OF PAGES 84–89

1 in your favour | 1 context | 2 check first

Check first

To keep in mind: The nearest burnt area, detected by satellite in September 2016 (631 ha, municipality of Xàbia/Jávea), lies 960 m from the plot. Still to verify: incomplete fire history.

960 m
Nearest burnt area

631 ha
Area of that fire

1996–2015
Years with no fire map

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Wildfires.** The nearest burnt area, detected by satellite in September 2016 (631 ha, municipality of Xàbia/Jávea), lies 960 m from the plot.	p. 84
CONTEXT	**Industry and emissions.** No site within 10 km of the plot is listed in the European register of industrial emissions (EEA, v16, 20/02/2026). Source: EEA (page 109).	p. 109
IN YOUR FAVOUR	**Mines and quarries.** Nearest mining right, 7.0 km; nearest quarry or mine, 7.4 km; quarries or mines within 5 km, 0. Source: MITECO and IGN (page 109).	p. 109
CHECK FIRST	**Incomplete fire history.** The published coverage cannot rule out fires throughout the full 30-year statutory minimum.	p. 102–103

TO SETTLE BEFORE A DEPOSIT

- The nearest burnt area, detected by satellite in September 2016 (631 ha, municipality of Xàbia/Jávea), lies 960 m from the plot. (page 84) The Generalitat Valenciana (www.gva.es). Ask its forest service whether the plot has burnt since 1996 (the data in this report start in 2016) and what limits that brings. The town hall. Ask whether the municipality has a wildfire plan (compulsory where the regional plan says so), which risk zone it puts the plot in and what self-protection it asks for (Directriz básica de planificación de protección civil ante el riesgo de incendios forestales, agreement of the Consejo de Ministros of 21/04/2026, BOE-A-2026-9159, section 2.7). (page 85) The seller. Ask whether the property has ever burnt, and when.

The 6 data pages of this chapter

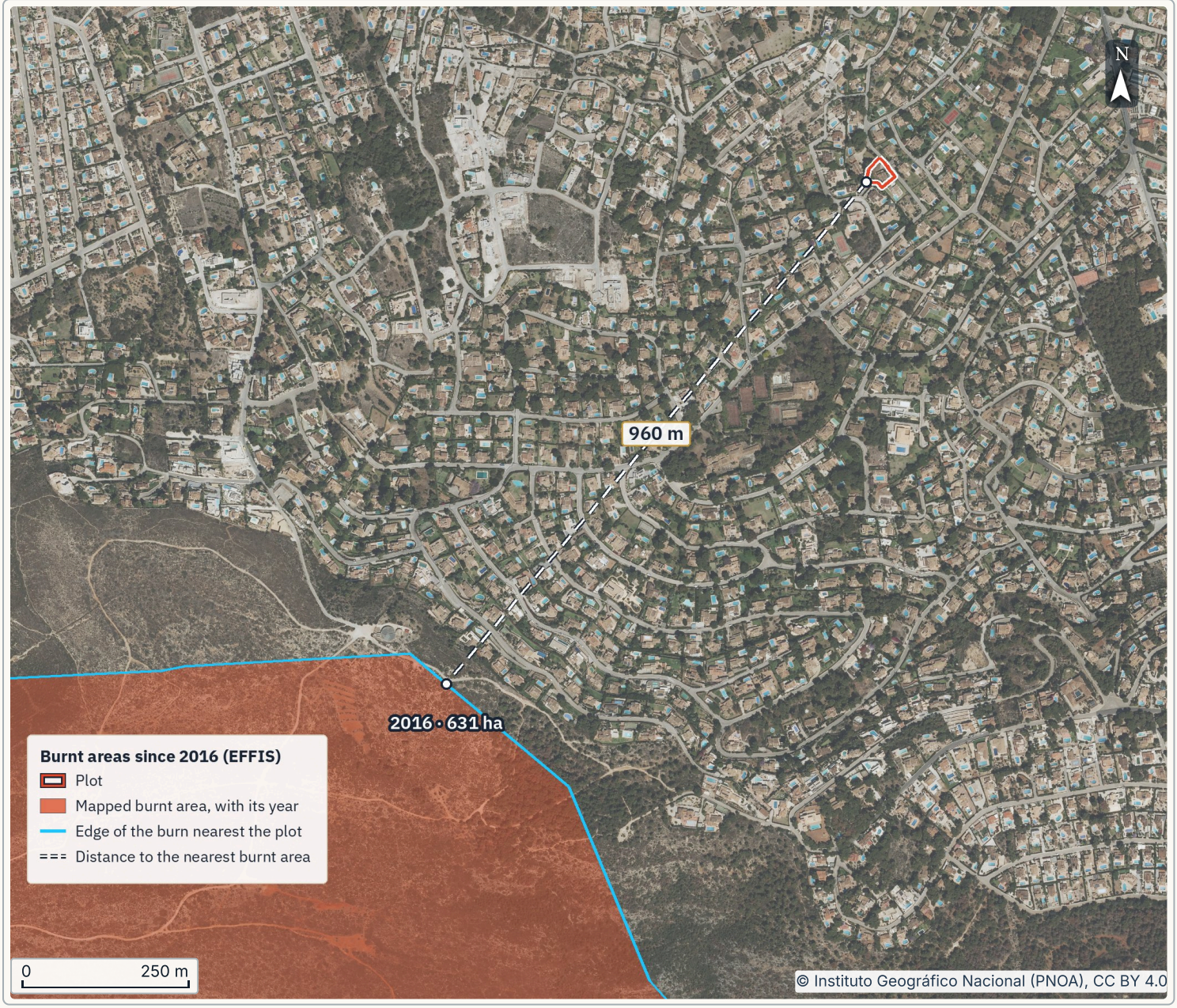
84 Wildfires
85 Wildfires: the data
86 Wildfires in the municipality
87 Summer ground heat
88 Checks without a map of their own
89 Seismic ground acceleration

Assembled on 20 Nov 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.

Wildfires

Nearest burnt area: 960 m.

Areas burnt by wildfires around the plot



- Nearest burnt area: **960 m**
- Area of that fire: **631 ha**
- Years with no fire map: **1996–2015**

WHAT IT MEANS FOR YOUR PLOT

The nearest burnt area, detected by satellite in September 2016 (631 ha, municipality of Xàbia/Jávea), lies 960 m from the plot.

BEFORE YOU BUY

The Generalitat Valenciana (www.gva.es). Ask its forest service whether the plot has burnt since 1996 (the data in this report start in 2016) and what limits that brings.

SOURCES AND LIMITS EFFIS (Copernicus, European Commission) (CC BY 4.0 (© European Union, EFFIS)). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0. Read on 15/11/2026. Image retrieved: 2026-11-15.

RISKS NEARBY

Wildfires: the data

Check first

More on the map

According to EFFIS, the area burnt in 2016 lies 960 m away and does not overlap the plot. The edge traced by satellite may be a few hundred metres out. That does not rule out the general ban on changing the use of burnt forest (Ley 43/2003, Article 50.1(a)) from another fire: an older or smaller one may be missing from the map.

With a fire this close, ask the town hall whether it has a wildfire plan and whether it puts the plot in a risk zone.

Nearest burnt areas

Nearest	**Detected by satellite on 04/09/2016, 631 ha, municipality of Xàbia/Jávea. 960 m from the edge of the plot, to the south-west.**
What burnt	**According to EFFIS, the burnt area was 100% natural vegetation (forest, scrub, grassland).**

What the law says

Ban	**On forest land that has burnt, Ley 43/2003, de Montes, 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.**
Which land	**Forest land only: land with trees, shrubs, scrub or grasses (Article 5.1), and also barren land, rock and sand (5.1 a), abandoned farmland that meets the conditions and periods of the regional law and already shows clear signs of having turned to forest (5.1 c), and the other cases in Article 5.1. Farmland, urban land and land the region excludes are not forest land (Article 5.2).**
Near forest land	**The regional government sets safety rules for buildings on forest land and near it, and its own measures for the strip where houses meet the forest (the wildland-urban interface, Article 44.3).**

Scope and limits of the data

Period	**This service holds burnt areas from 2016. Not covered: a fire from 1996 to 2015; if it was on forest land, its ban may still apply.**
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	**Perimeters traced with pixels of 20 m (Sentinel-2) to 250 m (MODIS): within a few hundred metres the map is not enough. The dates are the satellite's, not those of the start and end of the fire.**
Standing	**EFFIS is a European reference, not an official register. The regional government confirms whether land is forest and whether it burnt. The map shows what has already burnt, not today's fire risk.**

What to ask and whom

The town hall. Ask whether the municipality has a wildfire plan (compulsory where the regional plan says so), which risk zone it puts the plot in and what self-protection it asks for (Directriz básica de planificación de protección civil ante el riesgo de incendios forestales, agreement of the Consejo de Ministros of 21/04/2026, BOE-A-2026-9159, section 2.7).

The seller. Ask whether the property has ever burnt, and when.

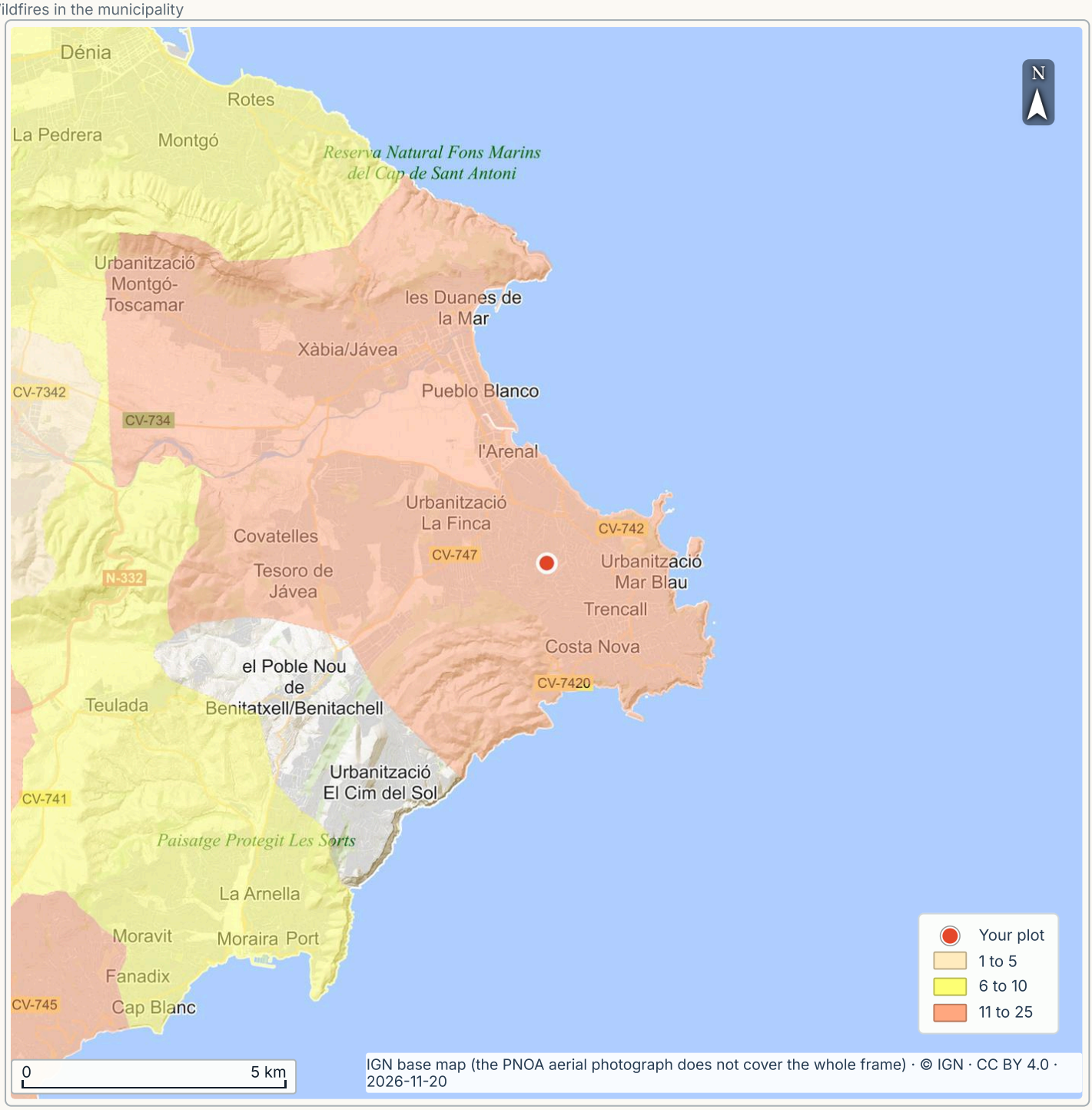
How it was measured. Nearest burnt area, searched in widening radii up to 60 km; edge-to-edge distance.

European Forest Fire Information System (EFFIS), Joint Research Centre of the European Commission, Copernicus, licence CC BY 4.0 (© European Union, EFFIS). Image: © Instituto Geográfico Nacional (PNOA), CC BY 4.0; EFFIS (Copernicus, European Commission)

Wildfires in the municipality

How often do wildfires break out in this municipality?

Wildfires in the municipality



- Fires 2006–2015: **15**
- Map width: **20 km**
- Nearest municipality with data: **0 m**

WHAT IT MEANS FOR YOUR PLOT

Between 2006 and 2015, 15 wildfires and small fires were recorded in the municipality of Xàbia/Jávea. Each municipality's colour shows that total.

BEFORE YOU BUY

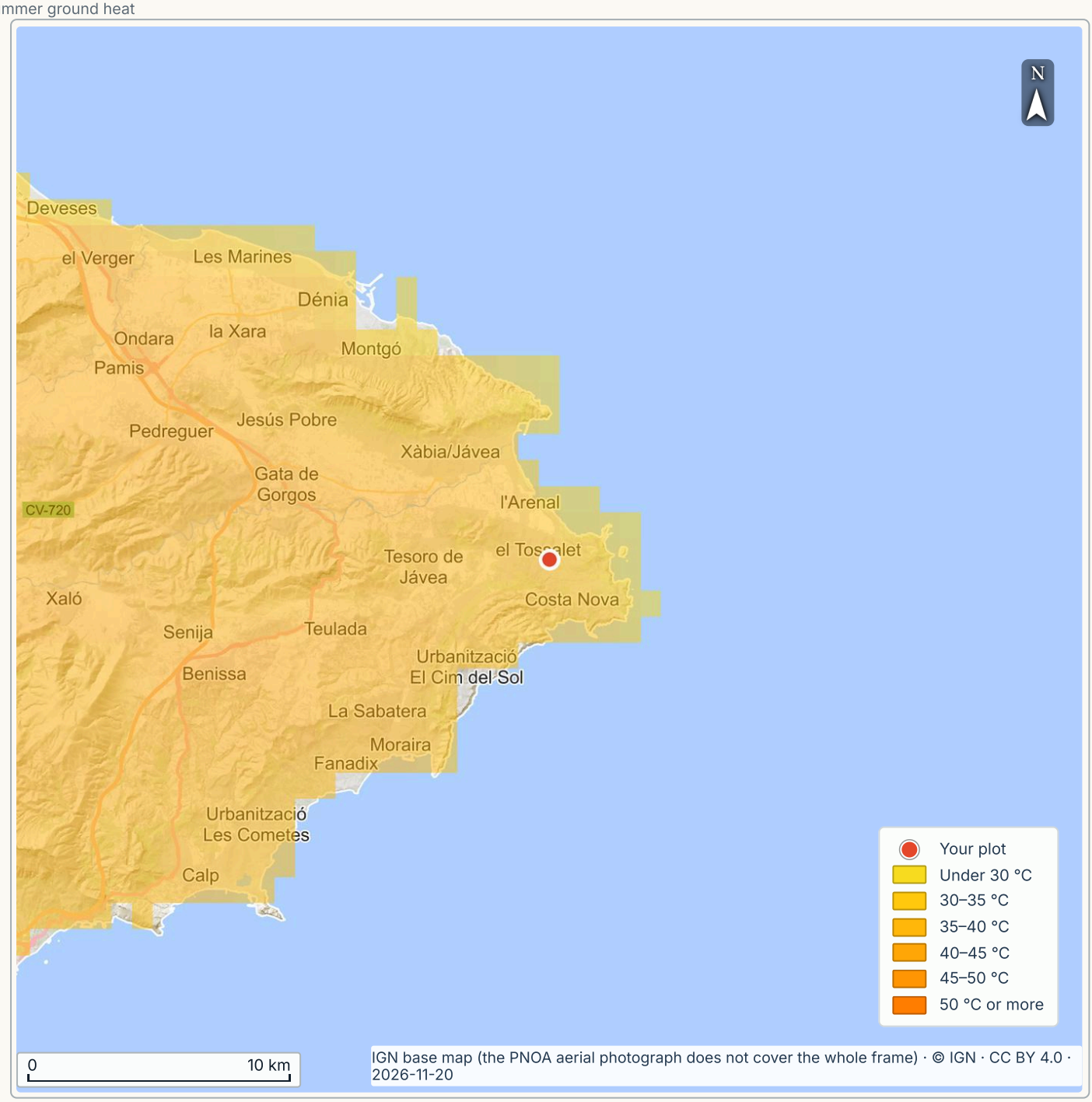
The town hall. Ask whether the plot must keep a strip clear of vegetation and what the local fire plan requires.

SOURCES AND LIMITS Source: MITECO, national wildfire statistics: fires and small fires per municipality, 2006–2015; retrieved 20/11/2026; https://www.miteco.gob.es/es/biodiversidad/temas/inventarios-nacionales.html; public data reused with credit.

Summer ground heat

How hot does the area get in summer?

Summer ground heat



- Reading at the plot: **36 °C**
- Nearest cell: **0 m**
- Map width: **40 km**

WHAT IT MEANS FOR YOUR PLOT

The satellite measured a maximum surface temperature of 36 °C in the plot's area in July and August 2013. It is the surface (roofs, asphalt, soil, plants) in a 1 km grid, not the air temperature.

BEFORE YOU BUY

The architect. Ask what insulation, shade and orientation the house needs for the local summer heat.

SOURCES AND LIMITS Source: CIESIN, Columbia University, Global Summer Land Surface Temperature Grids 2013, daytime maximum (NASA SEDAC, served by NASA GIBS); retrieved 20/11/2026; https://www.earthdata.nasa.gov/centers/sedac-daac; public data reused with credit.

OTHER CHECKS

Checks without a map of their own

Context

Each row says whether the source answered.

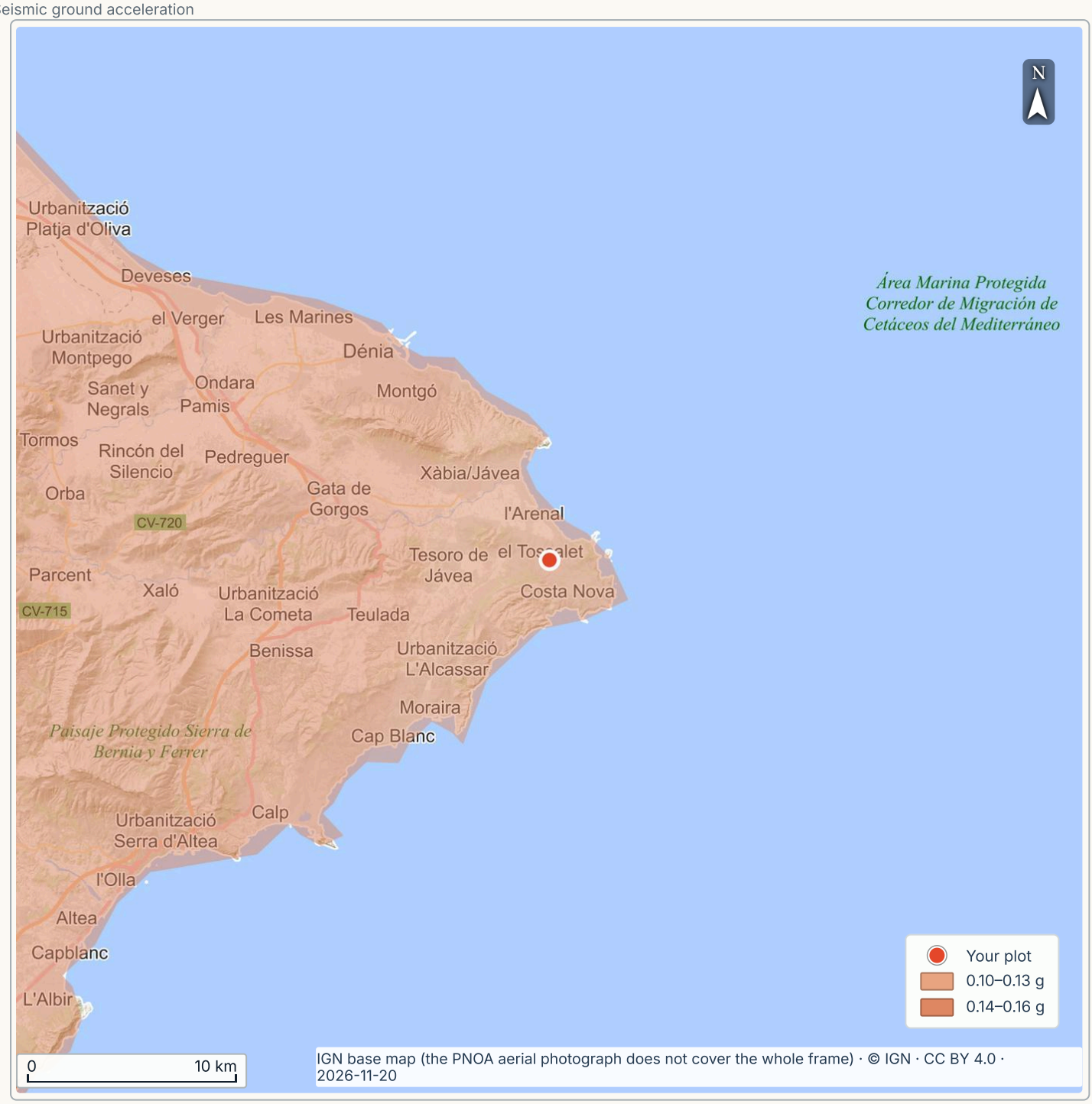
TOPIC	RESULT	SOURCE	DATE
Wind erosion	The source answered but gives no value for the plot, so there is no separate map. That does not show the value is zero.	MITECO (IEPNB)	20/11/2026
Possible slope movement	The source answered but gives no value for the plot, so there is no separate map. That does not show the value is zero.	MITECO (IEPNB)	20/11/2026
Landscape unit	The plot lies in a unit of the Atlas of Spanish Landscapes (MITECO). No separate map in this report.	MITECO (IEPNB)	20/11/2026
Clay in the soil	The source answered but gives no value for the plot, so there is no separate map. That does not show the value is zero.	ISRIC SoilGrids	20/11/2026
Water the soil holds	The source answered but gives no value for the plot, so there is no separate map. That does not show the value is zero.	ISRIC SoilGrids	20/11/2026
Inventoried wetlands	The source shows nothing in a map 20 km wide centred on the plot. That does not prove there is none.	MITECO (IEPNB)	20/11/2026
Industry with registered emissions	The source shows nothing in a map 20 km wide centred on the plot. That does not prove there is none.	MITECO	20/11/2026

Public sources named in each row.

Seismic ground acceleration

How strongly could an earthquake shake this area?

Seismic ground acceleration



- Reading at the plot: **0.13 g**
- Nearest zone: **0 m**
- Map width: **50 km**

WHAT IT MEANS FOR YOUR PLOT

The IGN seismic hazard study gives the plot a peak ground acceleration (PGA) of 0.13 g, on rock and for a return period of 475 years. It is a regional value, not a calculation for a building.

BEFORE YOU BUY

The structural engineer. Ask what seismic acceleration the structure is designed for and whether the design takes the ground type into account.

SOURCES AND LIMITS Source: IGN, 2015 seismic hazard (PGA475), peak ground acceleration on rock for 475 years; retrieved 20/11/2026; https://www.ign.es/web/ign/portal/sis-peligrosidad-sismica; public data reused with credit.

CHAPTER 9 · ASSESSMENT

Access and networks

ASSESSMENT OF PAGES 91–95

1 in your favour | 3 check first

Check first

To keep in mind: The road “HERCULES”, municipal according to the IGN, 2 m away. In June 2025 fibre to the home reached 89.9 % of households in Xàbia/Jávea, and the operators declared coverage of 100 Mbps or more for 95.2 %. Still to verify: lawful access; water, drainage and power; internet connection.

7.7 km
State road

89.9 %
Households with fibre (FTTH)

2 m
Nearest local road

4.9 km
To the centre of the nearest 2024 eligible zone

What the data says

READING	FINDING	PAGE
CHECK FIRST	**Roads and railways.** The road “HERCULES”, municipal according to the IGN, 2 m away.	p. 91
CHECK FIRST	**Internet and fibre.** In June 2025 fibre to the home reached 89.9 % of households in Xàbia/Jávea, and the operators declared coverage of 100 Mbps or more for 95.2 %.	p. 94
IN YOUR FAVOUR	**Power lines.** The nearest overhead high-voltage line the BTN maps, 100 to 150 kV, runs 6.4 km from the plot, outside the strip where the regulation forbids building. Source: IGN, BTN (page 109).	p. 109
CHECK FIRST	**Lawful access.** A mapped track does not prove a right of access. **Water, drainage and power.** Make the purchase conditional on the services your project needs. **Internet connection.** A municipal percentage or subsidy eligibility does not establish a connection on this plot.	p. 102–103

TO SETTLE BEFORE A DEPOSIT

- The road “HERCULES”, municipal according to the IGN, 2 m away. (page 91)
- In June 2025 fibre to the home reached 89.9 % of households in Xàbia/Jávea, and the operators declared coverage of 100 Mbps or more for 95.2 %. (page 94) The operators. Ask them to check, by address or cadastral reference, which network reaches the plot (fibre, cable or radio) and at what speed. The seller. Ask which internet contract the house has, with which operator and at what speed; a recent bill shows it.

The 5 data pages of this chapter

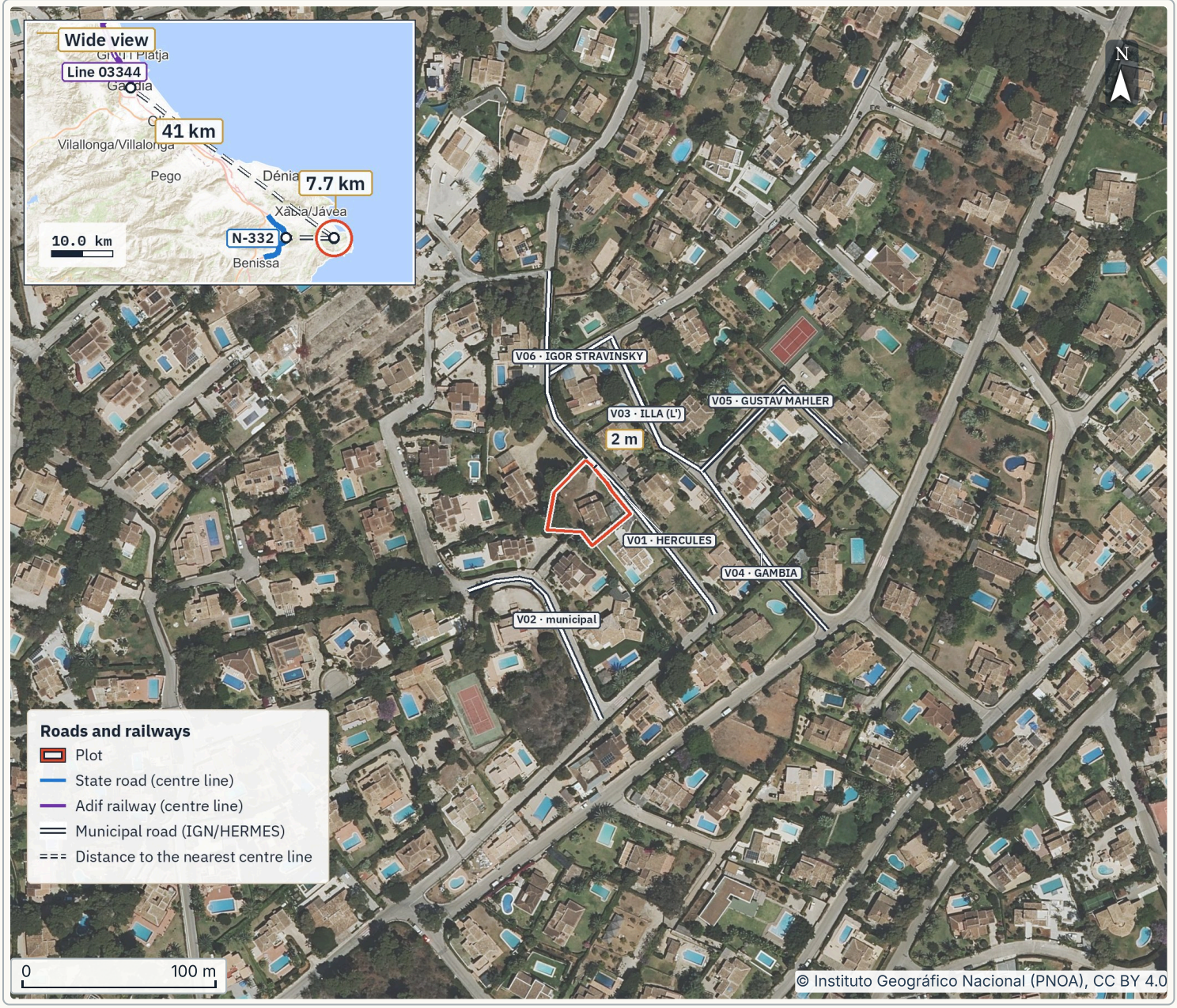
91 Roads and railways
92 Roads and railways: the data
93 Roads and railways: the data (continued)
94 Internet: fibre and fixed broadband
95 Internet and fibre: the data

Assembled on 20 Nov 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.

Roads and railways

The road “HERCULES”, municipal according to the IGN, 2 m away.

Roads next to the plot and, in the wide view, the nearest state road or Adif railway



- State road: **7.7 km**
- Adif line: **41 km**
- Nearest local road: **2 m**

WHAT IT MEANS FOR YOUR PLOT

Check first: confirm the owner and building line or setback of the roads next 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 15/11/2026. Image retrieved: 2026-11-15.

ACCESS AND NETWORKS

Roads and railways: the data

Check first

More on the map

The road “HERCULES”, municipal according to the IGN, 2 m away. State law sets no zones for it; the setback comes from the town hall's zoning plan. Ask the town hall (ayuntamiento) to confirm that it is municipal and which alignment and which setback apply to the plot.

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.

Every road within 50 m

V01	**HERCULES. Category: municipal street or track. Owner: Ayuntamiento (IGN RT). Distance to centre line: 2 m. VIAL_TR30820001055.**
V02	**No published name. Category: municipal street or track. Owner: Ayuntamiento (IGN RT). Distance to centre line: 27 m. VIAL_TR30820013206.**
V03	**ILLA (L'). Category: municipal street or track. Owner: Ayuntamiento (IGN RT). Distance to centre line: 33 m. VIAL_TR30820001069.**
V04	**GAMBIA. Category: municipal street or track. Owner: Ayuntamiento (IGN RT). Distance to centre line: 42 m. VIAL_TR30820001014.**
V05	**GUSTAV MAHLER. Category: municipal street or track. Owner: Ayuntamiento (IGN RT). Distance to centre line: 42 m. VIAL_TR30820001045.**
V06	**IGOR STRAVINSKY. Category: municipal street or track. Owner: Ayuntamiento (IGN RT). Distance to centre line: 47 m. VIAL_TR30820001068.**
V07	**JAUME BAÇO. Category: municipal street or track. Owner: Ayuntamiento (IGN RT). Distance to centre line: 47 m. VIAL_TR30820001086.**

Before buying: roads next to the plot

Ayuntamiento	**Town hall: which building line, alignment or setback applies here, and does it reach the plot?**

Nearest state road and railway

State road	**N-332 road, 7.7 km from the centre line. Class in the catalogue: ordinary road.**
Adif railway	**Adif railway line 03344 (Silla–Gandia), 41 km from the centre line.**
Local roads	**The road “HERCULES”, municipal according to the IGN, 2 m away. Owner and class are the IGN's. The town hall confirms who owns it.**

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; TerrenoCheck; Ley 37/2015 and Ley 38/2015 (BOE)

ACCESS AND NETWORKS

Roads and railways: the data (continued)

Check first

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 7.7 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 41 km the plot lies outside the line's protection zone.**
Municipal street or track "HERCULES"	**State law sets no zones for it; the setback comes from the town hall's zoning plan. Ask the town hall (ayuntamiento) to confirm that it is municipal and which alignment and which setback apply to the plot.**

What would change the result

A planned road	**Once its route study (estudio informativo) or, failing that, its preliminary or final project has final approval, 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 Generalitat Valenciana 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.**
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.**

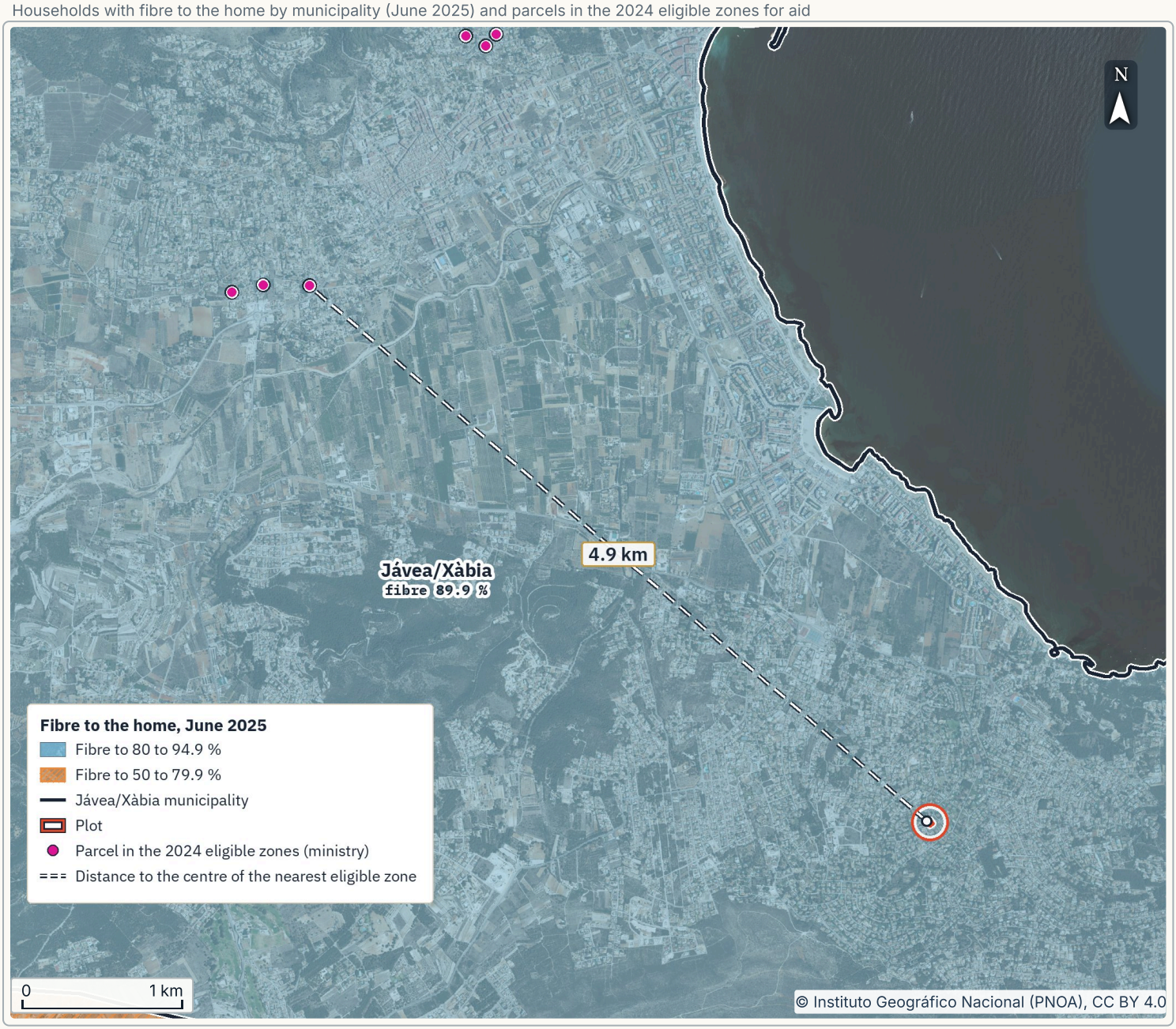
How it was measured. Nearest state road and Adif line, searched up to 60 km; distance from the edge of the plot to the centre line of the road or track.

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; TerrenoCheck; Ley 37/2015 and Ley 38/2015 (BOE)

Internet: fibre and fixed broadband

In June 2025 fibre to the home reached 89.9 % of households in Xàbia/Jávea, and the operators declared coverage of 100 Mbps or more for 95.2 %.

Households with fibre to the home by municipality (June 2025) and parcels in the 2024 eligible zones for aid



- Households with fibre (FTTH): **89.9 %**
- With 100 Mbps or more: **95.2 %**
- To the centre of the nearest 2024 eligible zone: **4.9 km**

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 4.9 km 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 BUY

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

The seller. Ask 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 (PNOA), CC BY 4.0. Read on 15/11/2026. Image retrieved: 2026-11-15.

ACCESS AND NETWORKS

Internet and fibre: the data

Check first

More on the map

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

Declared coverage in Xàbia/Jávea, June 2025, % of households

Fibre to the home	**89.9 % of households; 86.9 % in 2024 and 89.3 % in 2023. Spain average: 95.9 %.**
Speed	**100 Mbps or more (the ministry's column for 100 Mbps coverage at peak demand): 95.2 %; 1 Gbps or more: 82.6 %. 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 98.8 %; 4G mobile 100 %; 5G 100 %.**

Zones eligible for aid (2024)

This plot	**Not listed. The centre of the nearest listed parcel is 4.9 km away, in Xàbia/Jávea.**
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 Xàbia/Jávea	**7 parcels on the list, with 7 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

CHAPTER 10 · ASSESSMENT

The purchase

ASSESSMENT OF PAGES 97–100

3 context

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	**Area prices and local taxes:** official area averages and which local tax rates could be read.	p. 97
CONTEXT	**Taxes and fees:** which taxes the buyer pays here, with the rate, the deadline and the law.	p. 98–99
CONTEXT	**Costs on €100,000:** the full working on a price of €100,000, with notary and Land Registry.	p. 100

The 4 data pages of this chapter

97 Area prices and local taxes
98 Taxes and fees
99 Taxes and fees (continued)
100 Costs on €100,000

Assembled on 20 Nov 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

Area prices and local taxes

Buying guide

Official averages for the area, not the price of this plot: the report does not value it.

Official averages

ITEM	AVERAGE	AREA AND DATE
Open-market home, province average	€2,021/m²	Province of Alicante, Q2 2026
Urban land, average sale price	€371/m²	Province of Alicante, Q2 2026
Farmland, average of all uses	€19,037/ha	Autonomous community, year 2024
Home prices, change over a year	+13%	Autonomous community, Q2 2026

TAX	WHERE TO ASK
IBI and ICIO	This town is not in the State Treasury file. Ask the town hall.

MIVAU, home and urban land price statistics, Q2 2026; MAPA, Land Price Survey 2024; INE, House Price Index, Q2 2026; Treasury, local tax rates 2026. Read on 05/11/2026.

THE PURCHASE

Taxes and fees

Buying guide

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

Two purchases, different costs



Totals of the €100,000 examples. The assumptions and the sum of each route follow below.

What is paid

ITEM	WHAT APPLIES AND 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 with no urbanisation works 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	9% of the taxable base (the region's general rate). If the property value exceeds €1,000,000, 11% applies to the whole taxable base. Ley 13/1997 (Comunitat Valenciana), art. 13.Uno; Ley 5/2025, art. 33 (from 01/06/2026)
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
Reduced rates	Reduced rates for homes: reduced rates are available for certain young buyers, large or single-parent families, disabled buyers and protected housing, subject to conditions. Ask the notary or tax adviser whether they apply. Ley 13/1997 (Comunitat Valenciana), art. 13.Dos to 13.Cinco
AJD (stamp duty on the deed)	General rate with IVA, without waiver of an exemption: 1.4% of the tax base. The variable AJD charge is not payable alongside ITP. AJD where the exemption is validly waived: 2% (waiver; Ley 37/1992, art. 20.Dos). The deed for the purchase of a main home may be taxed at 0.1% instead of the general rate; ask the notary whether the conditions are met. Ley 13/1997 (Comunitat Valenciana), arts. 14.Uno, 14.Dos, 14.Cuatro; Ley 5/2025, art. 34 (from 01/06/2026); RDLeg 1/1993, art. 31.2
IVA	10% (new home) on a business sale subject to IVA and not exempt. A plot sold without a home pays 21%, and 4% applies to an officially protected home (protección oficial of the special regime or public promotion) sold by its developer. 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, arts. 91.Uno.1.7, 91.Dos.1.6 and 90.Uno; arts. 88.Uno and 84.Uno.2(e)

State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. Not legal or tax advice.

THE PURCHASE

Taxes and fees (continued)

Buying guide

What is paid (continued)

ITEM	WHAT APPLIES AND LAW
Deadline to pay	One month from the taxable event (devengo), with the tax office of the Generalitat Valenciana. ITP: on the day the taxable act or contract is made, including an earlier private contract (art. 49.1.a); if a suspensive condition or other limit defers the acquisition, on the day it ends (art. 49.2). AJD: from execution of the deed (RDLeg 1/1993, art. 49.1.b). Ley 13/1997 (Comunitat Valenciana), art. 14 ter.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, arts. 254.1 and 255
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	No plusvalía is due if evidence shows no increase in land value; still declare the transfer and provide the acquisition and transfer documents (art. 104.5). Declaration: 30 working days. If tax is due, payment is within that period under self-assessment, or by the notified deadline under municipal assessment. The seller pays it. If the seller is an individual not tax-resident in Spain, the buyer is liable to the town hall as substitute taxpayer (art. 106.2): provide expressly in the contract or deed whether to retain it from the price or claim reimbursement (unlike the statutory 3% IRNR withholding). The maximum coefficients of art. 107.4 change from 1 December 2026 (Real Decreto-ley 29/2026, art. 10, validated by Congress on 12 November 2026); the town hall applies its own bylaw coefficients within those maximums. RDLeg 2/2004, arts. 104.5, 106.2, 108.1 and 110.2(a); arts. 110.4 and 110.5; RDL 29/2026, art. 10
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

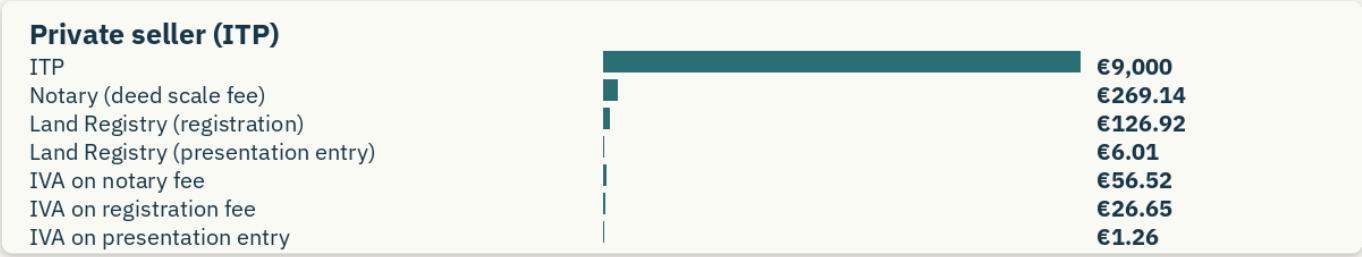
State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. Not legal or tax advice.

THE PURCHASE

Costs on €100,000

Buying guide

Example on a price of €100,000, not this plot's price: at the rates in Comunitat Valenciana it adds €9,486.50. Work it out with your own price; the report does not value the plot.



Comparison of the example's cost items; this is not a valuation of this plot.

Private seller (ITP)

ITEM	WORKING	AMOUNT
ITP	€100,000 × 9% = €9,000	€9,000
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	€9,000 + €269.14 + €126.92 + €6.01 + €56.52 + €26.65 + €1.26 = €9,486.50, plus copies, extra pages and the agent.	**€9,486.50**

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.

New home, developer seller: 10% IVA (+ AJD)

€10,000 + €1,400 + €269.14 + €126.92 + €6.01 + €56.52 + €26.65 + €1.26 = €11,886.50, plus copies, extra pages and the agent.

This example assumes a new home sold by the developer: 10% IVA (Spanish VAT) and general AJD (stamp duty on the deed), without waiver of an exemption. A building plot sold without a home pays 21%: €11,000 more on this price. An officially protected home of the special regime or public promotion sold by its developer pays 4% (Ley 37/1992, art. 91.Dos.1.6.º).

State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. Not legal or tax advice.

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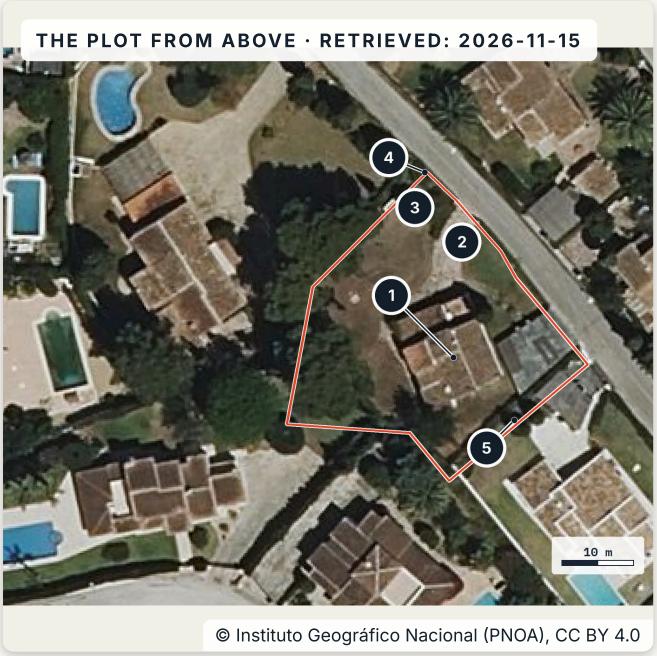
SITE VISIT

What to check on the visit

5 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.



© Instituto Geográfico Nacional (PNOA), CC BY 4.0

On the plot

- **1. The house** The Catastro says: 227 m² gross floor area (all floors), from 1967. Compare its size and use with what you see. Page 13.
- **2. 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 91.
- **3. Main flood channel** The edge nearest the main flood channel (zona de flujo preferente), 970 m away. After rain, look for water marks and silt. Page 69.
- **4. The low corner** Corner A, the lowest, 5 m below corner I. After rain, see whether water pools or washes soil away. Page 58.
- **5. Side H–I** The longest side, 25.3 m. Walk it from H to I: check whether the fence or wall follows this line. Page 11.

AROUND THE PLOT

- Noise and smells: come back on a weekday and on a weekend night.
- Water: run the taps and find the meter and the sewer manhole.
- Mobile signal: make a call from every room.

ASK THE SELLER FOR

- A recent nota simple (Land Registry extract)
- Building licence and first-occupation licence (licencia de primera ocupación)
- Energy performance certificate (certificado energético)
- Last IBI receipt (property tax) and power and water bills

WHEN TO GO

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

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

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

BRING WITH YOU

Paper. This page and the plan with the plot's sides (page 11).

A phone. Photos of every room, the roof, the meters and any cracks.

A 30 m tape. To measure the house and how far it stands from each boundary.

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.

HONEST LIMITS

Checks still to complete

16 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.

4 not in public data | 1 partly checked | 11 open

SUBJECT	WHY IT IS OPEN	WHO CLOSES IT	STATUS
Active faults	Still to verify: the active-fault map (the IGME's QAFI database).	IGME (Geological Survey of Spain)	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.	Town hall	Pending
Defence zones	Confirmation of applicable military aviation restrictions. PLINUR does not publish these zones and this report has not checked them.	Ministerio de Defensa	Pending
Ownership and charges	Recent nota simple and title deed. Do not pay a deposit until the seller, property and charges are confirmed.	Land Registry, Notary	Documents not checked
Licences of the house	If granted, the building licence and the first-occupation licence are held in the town hall's archive and are not published online: request copies or inspect them there.	Town hall, Seller	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).	Town hall	Partly checked
Water, drainage and power	Written confirmation of availability, capacity and connection costs. Make the purchase conditional on the services your project needs.	Town hall, Seller	Documents not checked
Ground strength	What the ground can carry under foundations is for a geotechnical study on the plot (CTE DB SE-C), not a map.	Geotechnical engineer	Documents not checked

HONEST LIMITS

Checks still to complete

16 gaps

SUBJECT	WHY IT IS OPEN	WHO CLOSES IT	STATUS
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.	Land Registry, Town hall	Pending
Pools and outbuildings not in the Catastro	A comparison on the visit and against the orthophoto; permits for what is built. BTN25 does not map pools or outbuildings: their absence there does not prove they are absent.	Town hall, Seller	Pending
Rain and unstudied streams	Seller's answer on water getting in; a visit after heavy rain. Mapped flood zones leave out rain on the plot and unstudied streams.	Confederación Hidrográfica del Júcar, Seller	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.	Generalitat Valenciana	Pending
Incomplete fire history	Forest authority confirmation of the years outside the consulted layers. The published coverage cannot rule out fires throughout the full 30-year statutory minimum.	Generalitat Valenciana	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.	Telecom operators	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.	AEMET (State Meteorological Agency)	Pending
Nearest wastewater plant	The source answered, but the map could not be drawn reliably.	MITECO	Pending

THE TOWN HALL

Who to ask in Xàbia/Jávea

8 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
Registro de la Propiedad	Questions specific to this plot, on pages 102–103.	https://www.registradores.org/
Town hall (ayuntamiento) of Xàbia/Jávea	Questions specific to this plot, on pages 13, 102–103.	https://xabia.sedelectronica.es/
Geotechnical engineer	Questions specific to this plot, on page 60.	Contact the engineer directly.
Confederación Hidrográfica del Júcar	Questions specific to this plot, on pages 102–103.	https://reg.redsara.es/
Generalitat Valenciana	Questions specific to this plot, on pages 102–103.	https://reg.redsara.es/
Telecom operators	Questions specific to this plot, on pages 102–103.	Contact the provider directly.
Ministerio de Defensa	Questions specific to this plot, on pages 102–103.	https://sede.defensa.gob.es/acceda/procedimientos/
Notary	Questions specific to this plot, on pages 102–103.	https://www.notariado.org/

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 (ordered online, the portal charges more)	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 Xàbia/Jávea. 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.
Certificado de eficiencia energética (energy performance certificate)	The seller (registered with the region)	The house's energy rating; a copy is attached to the contract. Not needed for detached buildings under 50 m².
Licencia de obra y licencia de primera ocupación (building and occupancy licences)	The seller; failing that, the archive of the town hall of Xàbia/Jávea	That the building matches its licence and may be occupied, with a first-occupation licence or declaración responsable (self-declaration) where it replaces it. Registration of the deed of new building does not by itself prove planning legality.

State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. Not legal or tax advice. Official contacts checked on 19/10/2026.

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QUESTION PACK

Questions for the notary

Buying guide

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

Questions specific to this plot

Which title or registered right of way gives access to the plot, and is the access road public? (pages 102–103)

Why: A mapped track does not prove a right of access.

Can you provide a recent nota simple and the title deed, with the registered charges? (pages 102–103)

Why: Do not pay a deposit until the seller, property and charges are confirmed.

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 from 20/10/2026 to 19/11/2026. 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.

Questions specific to this plot

Which title or registered right of way gives access to the plot, and is the access road public? (pages 102–103)

Why: A mapped track does not prove a right of access.

Are there pools, outbuildings or other works not shown in the Catastro, and under which permit were they built? (pages 102–103)

Why: BTN25 does not map pools or outbuildings: their absence there does not prove they are absent.

Which uses and works are permitted on the plot, and which permits cover any buildings there? (page 13)

Why: A Catastro entry proves neither building rights nor planning legality.

Are water, sewerage and electricity available to the plot, with what capacity, and what do the connections cost? (pages 102–103)

Why: Make the purchase conditional on the services your project needs.

Which acoustic zone does the town hall assign to the plot, and what noise levels does it allow? (pages 102–103)

Why: The absence of a strategic map does not establish a quiet location.

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?

Written reply and documents

Person and role: _____ Date: _____

State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. 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.

Questions specific to this plot

Are there pools, outbuildings or other works not shown in the Catastro, and under which permit were they built? (pages 102–103)

Why: BTN25 does not map pools or outbuildings: their absence there does not prove they are absent.

Has water got into the plot in heavy rain or from a nearby stream? (pages 102–103)

Why: Mapped flood zones leave out rain on the plot and unstudied streams.

Are water, sewerage and electricity available to the plot, with what capacity, and what do the connections cost? (pages 102–103)

Why: Make the purchase conditional on the services your project needs.

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?

Written reply and documents

Person and role: _____ Date: _____

State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. Not legal or tax advice.

QUESTION PACK

Questions for other authorities

Buying guide

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

Geotechnical engineer

If you plan to build, order a geotechnical study before designing the foundations: under the plot the map describes “fine soil with limestone or detrital beds” and the foundations may cost more. (page 60)

Why: Under the plot, the IGME geological map shows fine soil with limestone or detrital beds, which the IGME legend describes in Spanish as “Margas, calizas arenosas y arcillas (Tap)”.

Is there a geotechnical study of the plot that will serve the project and its foundations? (page 60)

Why: Regional mapping does not establish foundation conditions on this plot.

Confederación Hidrográfica del Júcar

Does a stream without a flood study or a boundary survey run near the plot, and does its control zone reach the plot? (pages 102–103)

Why: Mapped flood zones leave out rain on the plot and unstudied streams.

Generalitat Valenciana

Which natural-resource plans or protection buffer zones apply to the plot? (pages 102–103)

Why: The protected-area polygon search does not cover these checks.

Has the plot burned in a forest fire in the years the consulted layers do not cover? (pages 102–103)

Why: The published coverage cannot rule out fires throughout the full 30-year statutory minimum.

Telecom operators

Which internet connection is available at this address, with what technology and at what cost? (pages 102–103)

Why: A municipal percentage or subsidy eligibility does not establish a connection on this plot.

Ministerio de Defensa

Does any military aviation restriction affect the plot? (pages 102–103)

Why: PLINUR does not publish these zones and this report has not checked them.

State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. 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
Coast and the coastal public domain	The plot is 1.2 km from the coastal deslinde (official boundary survey), outside the minimum 500 m of the zone of influence (zona de influencia); the zoning plan may widen that zone. Coastal boundary (deslinde): 1.2 km · Zone of influence: Outside the minimum · Deslinde approval year: 2011 · 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 · Read: 15/11/2026
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 Colada de Cabañes, 880 m away. Axis of the nearest drove road: 880 m · 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
Aviation easements	According to PLINUR, the nearest airport is Alicante-Elche Miguel Hernández, with its reference point 84 km away, and the limit of its aviation easements (servidumbres aeronáuticas) lies 55 km from the plot. Easement limit: 55 km · Nearest airport (reference point): 84 km · Height needing AESA agreement: 100 m · 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 · Read: 15/11/2026
High-voltage power lines	The nearest overhead high-voltage line the BTN maps, 100 to 150 kV, runs 6.4 km from the plot, outside the strip where the regulation forbids building. High-voltage line: 6.4 km · Mapped lines: Overhead · Voltage of that line: 100–150 kV · 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 · Read: 27/09/2026

SUBJECT	READING AND SOURCE
Industrial sites and emissions	No site within 10 km of the plot is listed in the European register of industrial emissions (EEA, v16, 20/02/2026). Nearest site: 22 km · Within 5 / 10 km: 0 / 0 · 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
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: 7.0 km · Nearest quarry or mine: 7.4 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: 15/11/2026
Earthquakes and tsunamis	The IGN catalogue records 3 tsunamis on the coast of Alicante. Source: IGN tsunami catalogue, Instituto Geográfico Nacional; read on 2026-10-16.

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.

BEFORE YOU BUY

Before you pay a deposit

To settle

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.

WHAT TO SETTLE	WHO	WHY
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	With art. 1454 arras the buyer can withdraw by losing the deposit and the seller by paying it back double; 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.

State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. Not legal or tax advice.

BEFORE YOU BUY

Before you pay a deposit (continued)

To settle

In every purchase (continued)

WHAT TO SETTLE	WHO	WHY
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 day the taxable act or contract is made, including an earlier private contract (unless suspended by a condition or limit); AJD runs from execution of the taxable instrument.
Deposit by bank transfer to the registered owner's account named in the contract	You	It proves payment to that IBAN; obtain a bank account ownership certificate to confirm the account belongs to the registered owner.

WHAT TO SETTLE	WHO	WHY
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, you, as substitute taxpayer, pay any plusvalía due to the town hall; the tax remains the seller's.
House licences and building registered	The seller, checked by your lawyer	A house with no licence and no declared building may be impossible to register or legalise.

On this plot

WHAT TO SETTLE	WHO	WHY
The other questions for this purchase	Each body	With their addressees, reasons and pages, on the complete question forms (page 105 onwards).

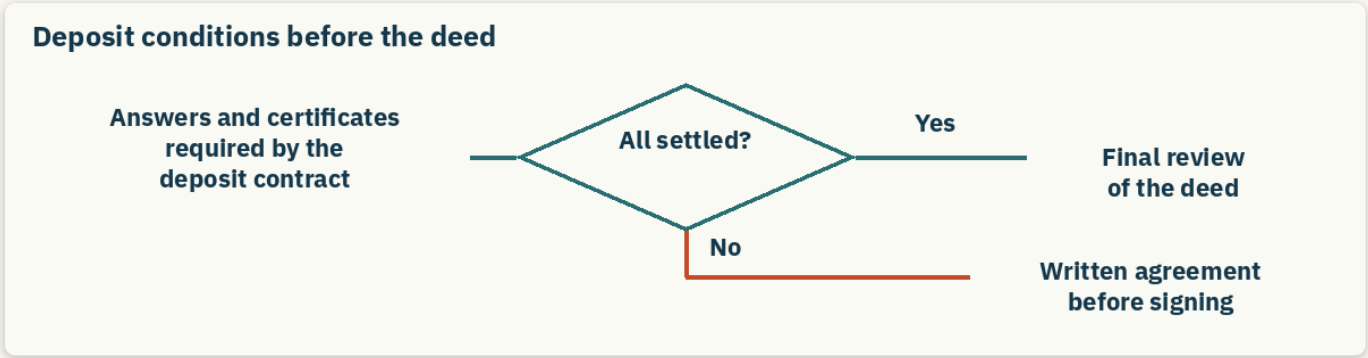
State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. Not legal or tax advice.

PURCHASE DECISIONS

Before the sale deed

Buying guide

Documents, responsible people and questions to settle.



If a condition remains open, agree in writing how to resolve it before executing the deed. The remaining checks follow below.

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 from 20/10/2026 to 19/11/2026. 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.
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	_____	_____

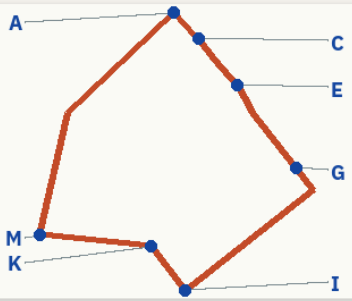
State and regional law as published in the BOE and the official gazettes, read from 20/10/2026 to 19/11/2026. Not legal or tax advice.

APPENDIX · ORIGINAL GEOMETRY

Side and vertex register

ETRS89 / UTM

ETRS89 / UTM · EPSG:25831. Coordinates of each starting vertex; lengths in metres. Outer perimeter: 128.38 m. E1: A–N. E: outer boundary; X: excluded interior hole.



Where this sheet's sides lie

Red: this sheet

Grey: remaining outline

X: excluded hole

Original cadastral geometry, without simplification. Equal scale on both axes.

SIDE	M	E (M)	N (M)	SIDE	M	E (M)	N (M)
A→B	4.77	256502.81	4293074.22	H→I	25.30	256524.46	4293046.79
B→C	0.81	256506.10	4293070.76	I→J	0.18	256504.57	4293031.16
C→D	3.96	256506.68	4293070.19	J→K	8.50	256504.48	4293031.32
D→E	5.51	256509.23	4293067.16	K→L	17.13	256499.28	4293038.04
E→F	4.32	256512.78	4293062.94	L→M	0.13	256482.23	4293039.72
F→G	11.43	256514.81	4293059.13	M→N	19.51	256482.10	4293039.72
G→H	4.24	256521.81	4293050.10	N→A	22.58	256486.35	4293058.76

DGC: 2001-10-30; read: 2026-11-15; PNOA © IGN (CC BY 4.0); read: 2026-11-15

EVIDENCE

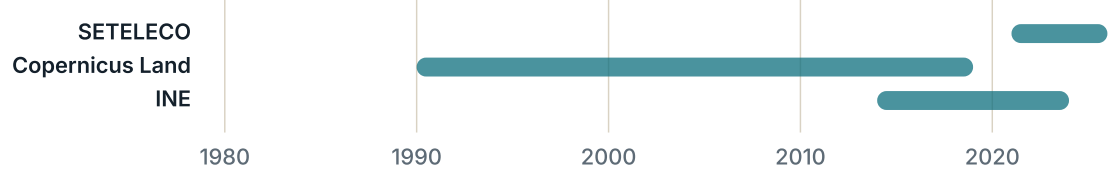
Sources and dates

10 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	Re-use with credit (Ley 37/2007) Terms	2026-11-15
Copernicus Land Monitoring Service	CORINE Land Cover 1990/2018 and changes Data Generated using European Union's Copernicus Land Monitoring Service information.	Full, open and free access (Delegated Regulation (EU) 1159/2013), with attribution Terms	2026-11-15
INE	Municipal codes; 2014–2023 population and published income via MITECO; House Price Index, Q2 2026 Data Elaboración propia con datos extraídos del sitio web del INE: www.ine.es (credit the INE legal notice requires (CC BY 4.0), in Spanish)	CC BY 4.0 · original INE data Terms	2026-11-05/15
Dirección General del Catastro	INSPIRE cadastral parcels and buildings; public descriptive records Data	Catastro data licence, with credit Terms	2026-11-15
Instituto Geográfico Nacional (IGN)	Current and historical PNOA, IGN Base, elevation, BTN25, NGMEP and geophysics; Nearby watercourses; Seismic ground acceleration Data	CC BY 4.0 Terms	2026-09-26/11-20
MITECO	SNCZI flood maps, coast, water, forests, drove roads and municipal indicators and PRTR-Spain emissions register; Landfills; Sewage sludge on fields; Nearest wastewater plant; Stretches with flood risk; State of the nearest river; Aquifer recharge; Wind farm sensitivity; Solar farm sensitivity; Groundwater salinity; Authorised discharges; Drinking water protection; Industry with registered emissions Data	Re-use with credit (Ley 37/2007) Terms	2026-09-25/11-20
Agencia Europea de Medio Ambiente (EEA)	Natura 2000, NatDA v23 and Industrial Reporting Data	CC BY 4.0 Terms	2026-09-27/11-15
BOE	National and regional legislation; CTE and NCSE-02 Data	Legal text, no copyright (LPI, art. 13) Terms	2026-10-20/11-19
OpenStreetMap contributors	Daily destinations from the local Geofabrik Spain extract; OSM snapshot date shown in the tables Data	ODbL 1.0 Terms	2026-11-15
Mapbox	Mapbox Streets v12: map backgrounds for the two daily-destination views only Data	Mapbox Terms of Service (paid) Terms	2026-11-20

Selected sources: what period they describe



The period of each series describes the data, rather than 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 how far the available public information goes: page 116.

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EVIDENCE

Sources, part 2

13 more source sets

More sources read for this plot. Page 115 lists the main map layers.

PUBLISHER	WHAT WAS USED	LICENCE	READ
EFFIS (Copernicus, JRC)	EFFIS: burnt-area perimeters since 2016 Data	CC BY 4.0 Terms	2026-11-15
CN IGME	MAGNA 50 1:50,000, regional swelling-clay map and BDMoves; Recorded landslides; Mine tailings ponds; Spoil heaps; Wells and water points Data Origen de los datos: ©CN Instituto Geológico y Minero de España (IGME; Spanish wording required by its licence)	CN IGME data licence (2022) Terms	2026-11-15/20
Ministerio de Transportes	HERMES roads and railways; PLINUR aviation easements Data	Re-use with credit (Ley 37/2007) Terms	2026-11-15
FEGA (SIGPAC)	SIGPAC field parcels, uses, slopes and flags Data	CC BY 4.0 Terms	2026-11-15
Ministerio de Sanidad	National Hospital Catalogue 2025 Data	Re-use with credit (Ley 37/2007) Terms	2026-11-15
MIVAU (SIU)	Urban Information System, edition 19/06/2026; home and urban land prices, Q2 2026 Data	Re-use with credit (Ley 37/2007) Terms	2026-11-05/15
Ministerio de Industria y Turismo	Mining register: rights and workings Data	CC BY 4.0 Terms	2026-11-15
Ministerio de Agricultura (MAPA)	Land Price Survey 2024 Data	Re-use with credit (Ley 37/2007) Terms	2026-11-05
Ministerio de Hacienda	Local tax rates 2026 Data	Re-use with credit (Ley 37/2007) Terms	2026-11-05
Copernicus CLMS	Tree cover; Sealed ground; Conifers or broadleaves; Wet ground Data Generated using European Union's Copernicus Land Monitoring Service information (HRL2018).	Full, open and free access (Delegated Regulation (EU) 1159/2013), with attribution Terms	2026-11-20
MITECO, Inventario Español del Patrimonio Natural y la Biodiversidad	Wildfires in the municipality; Species richness; Soil loss to rain; Wind erosion; Possible slope movement; Landscape unit; Linked woodland; Inventoried wetlands Data	CC BY 4.0 Terms	2026-11-20
CIESIN, Columbia University (NASA SEDAC)	Population density; Summer ground heat; Nitrogen dioxide in the air; Summer nights: ground heat Data	CC BY 4.0 Terms	2026-11-20
ISRIC SoilGrids	Clay in the soil; Water the soil holds Data	CC BY 4.0 Terms	2026-11-20

PERMISSIONS

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

PUBLIC INFORMATION NOT AVAILABLE

- Every source used for these findings answered. The topics this report does not read are on pages 102–103.

HOW THE READINGS WERE MADE

- Every map marks the plot with its Catastro outline or, on the wider maps, with a dot.
- Distances run from the Catastro boundary unless stated otherwise.

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