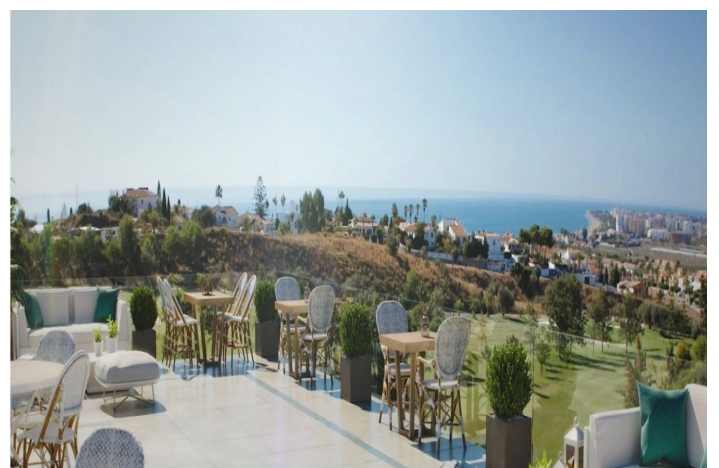


## Land for sale in Caleta de Vélez, Velez-Málaga

3,900,000 €

Reference: R4743433 Plot Size: 16,300m<sup>2</sup>



## Costa del Sol East, Caleta de Vélez

Prime Development Opportunity: 16,300m<sup>2</sup> Commercial Plot in BAVIERA GOLF in Caleta de Vélez

### Stats & Figures:

Location: Caleta de Vélez, adjacent to Torre del Mar

Plot Size: 16,300 sqm

Edificability: 21,735 sqm

### Development Potential:

Ideal for: 370-room Hotel or 370 Tourist Apartments,

License: Obtainable for your envisioned project

### Strategic Advantages:

- In a high-level sector, next to Baviera Golf Course and 900 residences
- Located 500m from Caleta de Vélez, famous for its Marina and magnificent beaches, among the best on the Costa del Sol and just 20 minutes from Malaga
- Its Catastral Value is €8.9 million and Tasación Hipotecarias S.A.U. is €8.6 million
- The land is sold for €3.9 million. Indeed, the urbanization will be completed in 12 months, considering also that a fellow member of the sector, Vía Célere, has already sold 80% of the 250 homes it is going to build.
- the PVP is €181/m<sup>2</sup>, the catastro has valued it at €410/m<sup>2</sup> and the mortgage appraiser at €400/m<sup>2</sup>. That means the price is 55% below market value.
- This land has already contributed and paid more than €1,200,000 for urbanization
- It is now possible to obtain a building permit

### Additional Uses:

- The use is for hotel purposes such as HOTEL (e.g., 4-star hotel with 370 rooms), Motels, Apartotels, etc. Other complementary uses include:
  1. ELDERLY RESIDENCE, Student Residence.
  2. Use of Offices and Offices, such as Offices, Real Estate Agencies, Banks...
  3. Markets, Supermarkets, Shops, etc.
  4. Hospitals, Clinics, Health Centers, etc.
  5. Cafeteria, Bars, Restaurants, Nightclubs, Casinos, etc.
  6. Industrial Use
  7. Schools, Nurseries, Universities, etc.
  8. Cinemas, Libraries, Museums, etc.

Contact us to explore the untapped potential of Baviera Golf.



## Features:

### Views

Sea

Panoramic

Country

Golf

Lake

### Setting

Close To Golf

Close To Sea

Frontline Golf