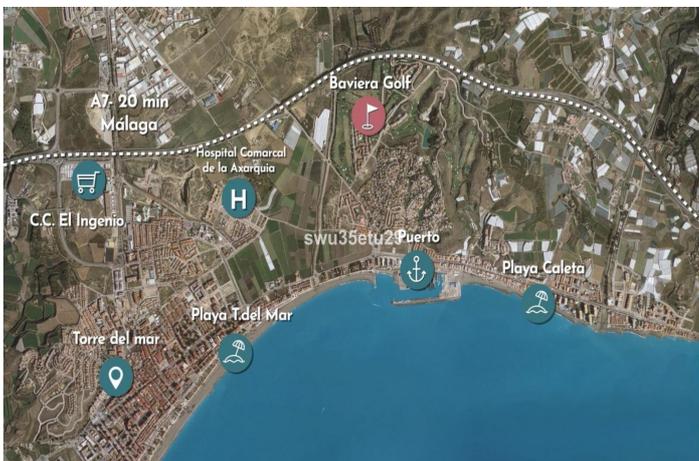
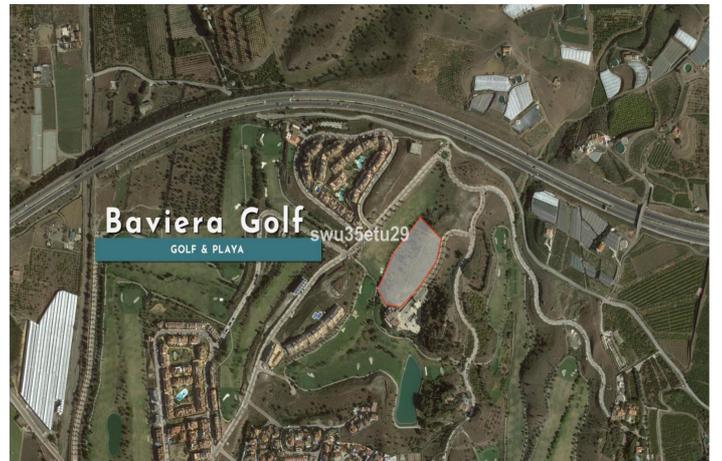




# Residential Plot for sale in Vélez-Málaga, Velez-Málaga

3,900,000 €

Reference: R4289818 Plot Size: 21,632m<sup>2</sup>





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## Costa del Sol East, Vélez-Málaga

Land for sale in Vélez-Málaga

Located in Baviera Golf (Vélez-Málaga) it has a buildable area of 21,632m<sup>2</sup> and occupies an area of 16,295m<sup>2</sup>. It is part of a high-level sector, next to the Baviera Golf Course and approximately 900 homes, most of them single-family homes with private gardens.

Located 500 meters from Caleta de Vélez, famous for its Marina and magnificent beaches, among the best on the Costa del Sol and 20 minutes from Malaga with direct access to the highway.

### ASSESSMENT:

Its cadastral value is 8,849,932.93€, after a recent municipal appraisal

Its valuation is mortgage appraisal pending receipt is 8,700,000€

The use of the land is for: Hotel use such as Hotel, Motels, Aparthotels etc...

In addition, there is confirmation from the City Council to allocate up to 49% of the land to any of the following uses:

- 1 - Use of Community Accommodation, such as RESIDENCE FOR THE ELDERLY, Children's Residence, Student Residence
- 2- Use of Offices and Offices, such as Agencies, Real Estate, Banks
- 3- Commercial Use such as Markets, Supermarkets, Stores etc...
- 4- I use medical services, such as Hospitals, Clinics, Ambulatories etc...
- 5- Hospitality use, such as Cafeteria, Bars, Restaurants, Discotheques, Casinos etc...
- 6- Industrial Use: Transformation of raw and semi-finished materials
- 7- Educational Use, such as Schools, Nurseries, Universities
- 8- Recreational and Cultural Use such as Shows, Cinemas, Libraries, Museums etc...

It is possible to obtain the Works Permit by paying the amount of the guarantee for simultaneous urbanization and building works



## Features:

### Orientation

North  
East  
South  
West  
South East  
North East  
South West  
North West

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Sea  
Close To Shops  
Frontline Golf  
Port  
Close To Marina

### Condition

Excellent