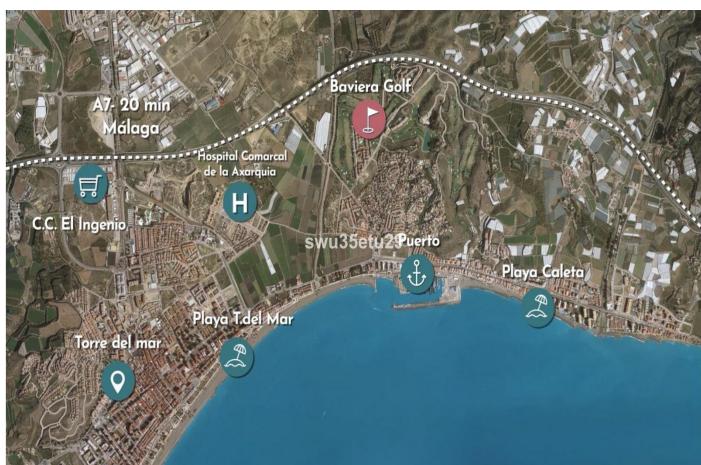
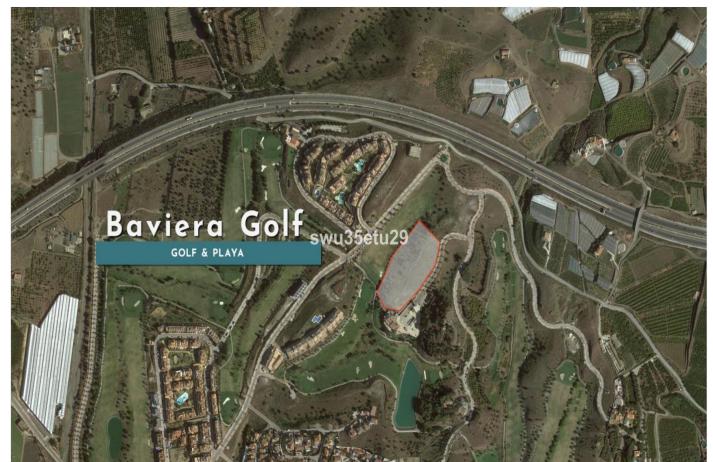




## Residential Plot for sale in Vélez-Málaga, Velez-Málaga

3 900 000 €

Référence: R4289818 Terrain: 21 632m<sup>2</sup>





## 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 Velez, 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

## Spécification:

Orientation	Paramètre	Condition
Nord	Zone commerciale	Excellent
Est	En bord de mer	
Sud	Près du golf	
Ouest	Près de la mer	
Sud-Est	Proche des magasins	
Nord-Est	Golf de première ligne	
Sud-ouest	Port	
Nord-Ouest	Près de Marina	