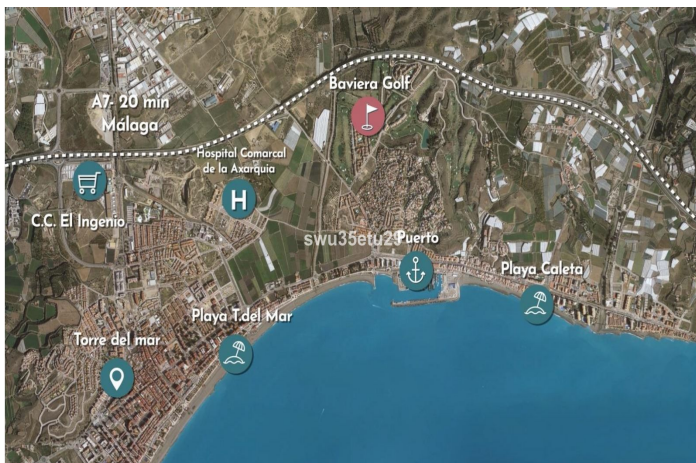




# Residential Plot for sale in Vélez-Málaga, Velez-Málaga

3.900.000 €

Referentie: R4289818 Plotgrootte: 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 it's Marina and magnificent beaches, among the best on the Costa del Sol and 20 minutes from Malaga with direct access to the highway.

### ASSESSMENT:

It's cadastral value is 8,849,932.93€, after a recent municipal appraisal

It's 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





## Kenmerken:

### Zonorientatie

noorden

Oosten

zuiden

West

Zuidoost Zonoriëntatie

North East Orientation

South West Orientation

Noordwest Zonoriëntatie

### Ligging

Commerciele omgeving

Dicht bij strand

Dichtbij golfbaan

Dichtbij zee

Dicht bij winkels

Eerstelijns golf

Haven

Dichtbij jachthaven

### Huidige Staat

Uitstekende conditie