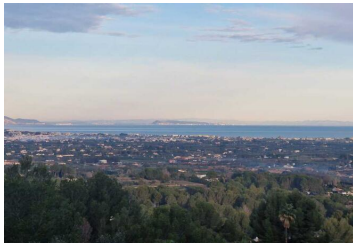


## Erhvervsejendom til salg i La Sella Golf, Alicante

440.000€



€ ESTIMATED VALUE

Av. de l'Alcoià, 7, 03750 La Sella, Alicante, Spain

🕒 Selling price

€484,537

€193/sq.m.

 Fair market

€521,00

€207/sq.m



Identificación catastral

### References cited

Terreno 1

5598423BC6959N0001ZT

Conforme a la finalidad y métodos de valoración que se indicaron en el apartado anterior, a las comprobaciones que hemos realizado y con las defensas de tasación indicadas en la cabecera que sintetiza este certificado, es el VALOR DE TASACIÓN-HIPOTECARIO del inmueble al 19/06/2019 el VALOR DE TASACIÓN-HIPOTECARIO del inmueble al 19/06/2019.

**CUADRO DESGLOSE DE VALORES TÉCNICOS.**

| Tipo/<br>Nº Terr             | Id.<br>Reg. | Sup. TerrNatur.<br>(m2s) Superf | Sup.edif.<br>(m2t) | Afece/<br>Correc. | V0 |
|------------------------------|-------------|---------------------------------|--------------------|-------------------|----|
| VALORES ACTUALES AL 19/06/23 |             |                                 |                    |                   |    |
| Terr. 1                      | 8472        | 2.295,0 Neta                    | 574,0              | --                | 37 |

Drone Video - <https://www.youtube.com/watch?v=ol1z71sWmSsLA> SELLA GOLF RESORT Urban plot with panoramic sea views Possibility of building 574m of house plus 287m of solarium plus 287m English Patio Total 1148m of house Plot is 2521m A possible house 2 levels more solarium upstairs plus an English patio with glass below (so 3 levels) Sloping plot, access from the upper road, lowering construction costs Northwest Orientation Proximity to the Buddhist monastery, horse riding, supermarket, restaurant, tennis courts, pharmacy Valuation June 2023 - 378,000 euros"

Concept of 3 level villa for design purposes onlyLocation

- <https://www.google.com/maps/place/38%C2%B048'199%22N+0%C2%B003'150%22E/@388054648,00524336,674m/data:entry=tту&gep=EgoyMDI1MDYxNi4wKXMDSoASAFQAw%3D%3D>

 0 soveværelser

✚ 2.521m² Grundstørrelse

 0 badeværelser

☒ Reinforced door

🏠 630m<sup>2</sup> Byg størrelse

☒ Garden

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