



# 1 Schlafzimmer Grundstück zu verkaufen in Caleta de Velez, Málaga

3.900.000€



A rare opportunity&nbsp;special investors, promoters, builders, this land with Hotel and residential use with exclusive Golf and Sea views, close to the beach, in the Golf

- Located in Baviera Golf (Velez-Malaga) , it has a buildable surface area of 21,632 m2 and occupies an area of 16,295 m2. - It is part of a high profile area, next to the Baviera golf course and around 900 houses, most of them detached houses with private gardens. - Located 500 meters from Caleta de Velez, famous for its marina and its magnificent beaches, among the best on the Costa del Sol, and 20 minutes from Malaga, with direct access to the highway.

The use of the land is as follows : hotel use such as HOTEL (eg 4 star hotel with 370 rooms), Motels, Apartoteles, etc. In addition, the town hall has confirmed the possibility of allocating up to 49% of the land to one of the following uses: 1. community housing, such as an OLD RESIDENCE, a children's residence, a student residence. 2. Use of offices, such as Gestorías, Real Estate, Banks... 3. Commercial use, such as markets, supermarkets, stores, etc. 4. Use of medical services, such as hospitals, clinics, outpatient departments, etc. 5. Use of hospitality services, such as cafeterias, bars, restaurants, nightclubs, casinos, etc. 6. Industrial use: processing of raw or semi-finished materials. 7. Educational use: schools, kindergartens, universities, etc. 8. Recreational and cultural use: shows, cinemas, libraries, museums, etc. In other words, it is possible to allocate the entire land and its buildable surface area to two or more of the above-mentioned uses (for example, 1 hotel + 1 retirement home). It is possible to obtain a building permit by paying the guarantee amount for the simultaneous urbanization and construction works.

Assessment : o Its cadastral value is €8,849,932.93, after a recent municipal evaluation. o Its VALUE in mortgage expertise is €8,636,737.13 Official expert. Sale price €3,900,000.

For any additional information, please contact us, NDA and LOI requested

1 Schlafzimmer

1 Bad

24.928m<sup>2</sup> Grundstücksgröße

