



## Forretningseiendom til salgs i Elviria, Málaga

9.000.000€



A fantastic Investor/Developer Opportunity - Elviria Hills above Marbella. An urban South facing development plot with fantastic views. For sole use as a Retirement Home (Residencia de Mayores), 45,015 m<sup>2</sup> plot / with 11,250 m<sup>2</sup> buildable plus terraces plus basement. Only for retirement home with 9 villas, 36 apartments, 14 suites (project can be changed). It is also suitable for an Aparthotel, Spa/Wellness center. 'equipamiento privado'. The plot borders a protected forest so tranquility and privacy is assured. The spectacular plot is 7 minutes by car from Marbella's best beaches, and 30 minutes from Malaga airport. It is completely urbanized: electricity, sewage, fiber optic internet, water, paved road.

Included in the price of €9,000,000 are:

Building License: €415,000

Architect fees: €185,000

Infrastructure: €150,000

2 existing structures of aprox 1,000m<sup>2</sup> built total: €750,000

The Current building license is for sole use as a retirement home.

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