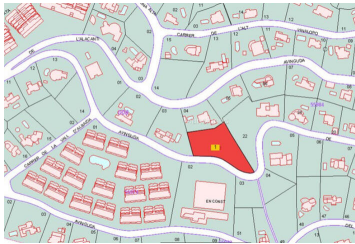


Commercial Property for sale in La Sella Golf, Alicante

280,000€



ESTIMATED VALUE

AV L'ALCOIA DE 7 PEDREGUER

Selling price €389,119
€170/sq.m.

Fair market price €418,408
€183/sq.m.

Identificación catastral

Referencia catastral
55984238C6959N0001ZT

Terreno 1

Conforme a la finalidad y métodos de valoración que se indican en la cabecera que hemos realizado y con las defensas de tasación indicado en la cabecera que sintetiza este certificado, es VALOR DE TASACIÓN-HIPOTECARIO del inmueble al 19/06/2023. HIPOTESIS DE VALORACIÓN CON VISITA INTERIOR. El inmueble se ha visitado interiormente.

CUADRO DESGLOSE DE VALORES TÉCNICOS.

Tipo/	Id.	Sup. Terr.	Natur.	Sup. edif.	Afect./	V.
Nº Terr.	Reg.	(m2s)	Superf	(m2t)	Correc.	
VALORES ACTUALES AL 19/06/23						
Terr. 1	8472	2.295,0	Neta	574,0		37

Drone Video - <https://www.youtube.com/watch?v=ol1z71sWmSs> LA 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 2295m 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 only Location

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

 0 bedrooms
 2,295m² Plot size

 0 bathrooms
 Double Bedrooms: 2

 574m² Build size
 Garden