Landa till salu i Velez-Málaga

3 900 000 €

Referens: R4439641 **Komplott:** 16 295 m^2

Costa del Sol East, Vélez-Málaga (town)

Urban land in Baviera Golf Playa
Its cadastral value is €8,849,932
Buildability: 21,632 sqm on a plot of 16,295 sqm
In a high-level area, next to Baviera Golf Course and 900 residences (mostly detached houses with private gardens)
Located 500m from Caleta de Vélez, famous for its marina and magnificent beaches, among the best on the Costa del Sol, and 20 minutes from Malaga
It has a Mortgage Appraisal Certificate from Tasación Hipotecarias S.A.U. for €8,636,737 (valid for mortgage purposes)
Its sale price is only €3,900,000.
Note that due to the impact, the sale price is €181/sqm of roof area (cadastral value has been assessed at €410/sqm, and the mortgage appraiser at €400/sqm)
Hotel use such as HOTEL (e.g., a 4-star hotel with 370 rooms), Motels, Aparthotels, etc. Additionally, there is confirmation from the municipality to allocate up to 49% of the land for any of the following uses:
Community Accommodation Use: ELDERLY RESIDENCE, Student Residence.
Office and Office Use, such as Management Agencies, Real Estate Agencies, Banks...
Commercial Use such as Markets, Supermarkets, Shops, etc.
Medical Services Use, such as Hospitals, Clinics, Outpatient Centers, etc.
Hospitality Use, such as Cafeteria, Bars, Restaurants, Nightclubs, Casinos, etc.
Industrial Use: Processing of raw or semi-processed materials.
Educational Use, such as Schools, Nurseries, Universities, etc.
Recreational and Cultural Use such as Shows, Cinemas, Libraries, Museums, etc.

In other words, it is possible to build, for example, 1 Hotel + 1 Elderly Residence.
It is possible to obtain a building permit by paying the amount of the guarantee for the simultaneous urbanization and construction works (which is deducted from the sale price).

Note: To facilitate the purchase of this finalist land, the land is sold for €3,900,000, INCLUDING the pending urban load (urbanization will be completed in 12-18 months, taking into account that the neighboring sector, Vía Célere, has already sold 80% of the 250 residences it is going to build). Indeed, since the pending urban load is €1,759,001; the sale is made for €3,900,000 - €1,759,001.73; this is the sale price: €2,140,998 (the final amount will be adjusted once the urbanization is completed*)

*Note that this land has ALREADY CONTRIBUTED more than €1,200,000 to urbanization costs.

Funktioner:

Funktioner	Åsikter	Miljö
Nära transport	Hav	Strandkant
	Fjäll	Nära golf
	Panorama	Nära hamnen
	Land	Nära butiker
	Golf	Nära skolor
		Nära staden