



# Wohnung-Komplex zum Verkauf in Velez-Málaga

850.000 €

Referenz: R5258302 Schlafzimmer: 7 Badezimmer: 2 Grundstücksgröße: 581m<sup>2</sup> Garten: 950m<sup>2</sup>





## Costa del Sol East, Vélez-Málaga (town)

Great investment opportunity in Velez-Malaga: Complete building with immense commercial and residential potential. We place at your disposal this exceptional complete building situated in a strategic location in Velez-Malaga (Carretera de Loja), with excellent visibility. This property is ideal both for investors seeking profitability and for families wishing to combine their residence with a large business area or warehouse. The building sits on a plot of 581 m<sup>2</sup> and has a total built area of over 950 m<sup>2</sup> distributed over four levels, offering very spacious and bright spaces. Distribution by floors: Ground Floor (Business/Commercial): It features an impressive area of 578 m<sup>2</sup>. It is currently allocated as a commercial zone and large warehouse. It includes a restroom. Its large size and easy access make it perfect for any type of business, supermarket, logistics, or showroom. First Floor (Residence 1): A stately apartment of 174 m<sup>2</sup>. It is distributed into a large living-dining room, independent kitchen, 4 bedrooms, an extra independent room or storage room, full bathroom and restroom. Furthermore, it features outdoor areas ideal for enjoying the climate: a terrace with two environments, covered and uncovered. Second Floor (Residence 2): A second independent apartment, also of 174 m<sup>2</sup>. It consists of 3 spacious bedrooms, large living-dining room, kitchen, bathroom, restroom. A residence with dimensions difficult to find nowadays. Third Floor (Rooftop): On the top floor we find an area of 23 m<sup>2</sup> intended for warehouse/storage room and access to the walkable rooftop (uncovered terrace), perfect for a laundry drying area or to enable a leisure space with views. Outstanding features: Complete building without shared community expenses. Location with a large facade and visibility. Ideal for managing independent rentals (commercial premises + 2 residences) or for own use. Do not miss this opportunity to acquire a property with so many possibilities in one of the key areas of Velez-Malaga. Do you desire more information or to arrange a visit? Contact us without obligation. The Abbreviated Information Document is at your disposal. Expenses: Taxes (Property Transfer Tax or VAT+Stamp Duty) + notary and registry expenses. SDM.



## **Eigenschaften:**

**Energiebewertung**

E

**CO2 -Emissionsbewertung**

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