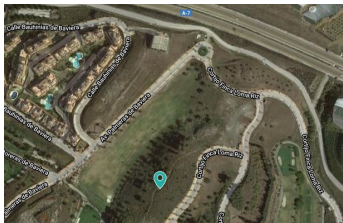


# INTERMOBILIARIA



## Comercial en Caleta de Velez – habitaciones – baños

Hab.	1	Bathrooms	1	Const.	16295m2	Terraza	0m2
<b>R3923404</b>		<b>property</b>		<b>Caleta de Velez</b>		<b>3.900.000€</b>	

Located in Baviera Golf (Vélez-Málaga), it has a buildable area of 21,735 m2 and occupies an area of 16,295 m2. It is part of a high-level sector, next to the Baviera Golf Course, where the next construction of 900 homes is planned, most of them single-family homes with private gardens. Located 500 meters from Caleta de Vélez, famous for its Marina and magnificent beaches, among the best on the Costa del Sol and 20 minutes from Malaga with direct access to its highway. Its cadastral value is € 8,849,932.93, after recent municipal appraisal There is an APPRAISAL CERTIFICATE OF € 7,024,637.47 (JLL VALUATIONS) for mortgage purposes. Confirmation from the City Council is available to allocate the Plot, in part or in full, to any of the following uses: Detailed, complementary and compatible uses are: 1. Hotel use such as HOTEL (eg 4-star hotel with 370 rooms), Motels, Apartotels 2. Use of Community Accommodation, such as RESIDENCE FOR THE ELDERLY, Residence for Children, Residence for students. 3. Use of Offices and Offices, such as Agencies, Real Estate Companies, Banks ... 4. Commercial use such as Markets, Supermarkets, Stores, etc. 5. Use Medical Services, such as Hospitals, Clinics, Outpatients, etc. 6. Use Hospitality, such as Cafeteria, Bars, Restaurants, Nightclubs, Casinos, etc. 7. Industry Use: Transformation of raw or semi-finished materials. 8. Educational use, such as Schools, Nurseries, Universities, etc. 9. Recreational and Cultural Use such as Shows, Cinemas, Libraries, Museums etc. It is also possible to allocate the entire plot and its buildable area to two or more of the aforementioned uses (eg 1 Hotel + 1 Elderly Residence). It is also possible to allocate the entire plot and its buildable area to two or more of the aforementioned uses (e.g. 1 hotel + 1 senior residence). In case of interest, we would be pleased to accompany you on a visit to the property, you could see first-hand the beauty of the surroundings, with views from all rooms of the hotel or residence, which are projected, including ground floor, to the sea, golf course, lake and mountain; in an area now in

extension of the Costa del Sol. The price is exclusive of VAT. The offer is valid until the end of the year.