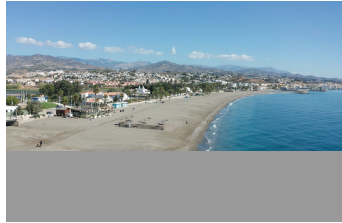
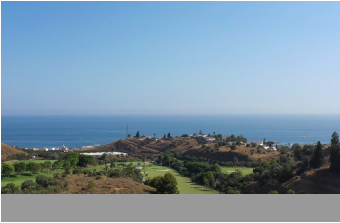


INTERMOBILIARIA



Terreno Rustico en Caleta de Velez – habitaciones – baños

Hab. **0** Bathrooms **0** Const. **0m2** Terreno **16300m2**
R4743433 **property** **Caleta de Velez** **3.900.000€**

Prime Development Opportunity: 16,300m² Commercial Plot in BAVIERA GOLF in Caleta de Vélez
 Stats & Figures: Location: Caleta de Vélez, adjacent to Torre del Mar Plot Size: 16,300 sqm
 Edificability: 21,735 sqm Development Potential: Ideal for: 370-room Hotel or 370 Tourist
 Apartments, License: Obtainable for your envisioned project Strategic Advantages: - In a high-level
 sector, next to Baviera Golf Course and 900 residences - Located 500m from Caleta de Vélez,
 famous for its Marina and magnificent beaches, among the best on the Costa del Sol and just 20
 minutes from Malaga - Its Catastral Value is €8.9 million and Tasación Hipotecarias S.A.U. is €8.6
 million - The land is sold for €3.9 million. Indeed, the urbanization will be completed in 12 months,
 considering also that a fellow member of the sector, Vía Célere, has already sold 80% of the 250
 homes it is going to build. - the PVP is €181/m², the catastro has valued it at €410/m² and the
 mortgage appraiser at €400/m². That means the price is 55% below market value. - This land has
 already contributed and paid more than €1,200,000 for urbanization - It is now possible to obtain a
 building permit Additional Uses: - The use is for hotel purposes such as HOTEL (e.g., 4-star hotel
 with 370 rooms), Motels, Apartotels, etc. Other complementary uses include: 1. ELDERLY
 RESIDENCE, Student Residence. 2. Use of Offices and Offices, such as Offices, Real Estate
 Agencies, Banks... 3. Markets, Supermarkets, Shops, etc. 4. Hospitals, Clinics, Health Centers, etc.
 5. Cafeteria, Bars, Restaurants, Nightclubs, Casinos, etc. 6. Industrial Use 7. Schools, Nurseries,
 Universities, etc. 8. Cinemas, Libraries, Museums, etc. Contact us to explore the untapped potential
 of Baviera Golf.

