

building for sale Vélez Blanco, Comarca De Los Vélez



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 m² and has a total built area of over 950 m² distributed over four levels, offering very spacious and bright spaces.~~Distribution by floors:

~~Ground Floor (Business/Commercial): It features an impressive area of 578 m². 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 m². 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 m². 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 m² 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? ~Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarization and Land Registry registration fees are governed by official fee schedules (RD 1426/1989) and (RD 1427/1989), respectively. Estimated range: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost to the

buyer: €935,000. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are the responsibility of the seller. SDM.

property details

Spanishstate id:	6334860
reference::	7113SDM
close to/ located:	Vélez Blanco
region:	Comarca De Los Vélez
property type:	building
rooms:	7
property surface:	950 m2
surface plot:	581 m2
price:	€ 850.000

contact

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