

# SPANISHSTATE

<https://www.spanishstate.com/house/velez-blanco-04830/6382277/>

## house for sale Vélez Blanco, Comarca De Los Vélez



This is a truly exceptional property: a stately home that exudes history and elegance in the heart of Vélez-Málaga. With a floor area of 830 m<sup>2</sup> and an architectural style that is no longer found, it is the perfect gem for both a luxury residence and a charming boutique hotel. ~An Architectural Gem in the Historic Center of Vélez-Málaga. Space, character, and endless possibilities. Located on the iconic Calle La Carrera—now known as Calle La Paz—and on the corner of Calle Zárata, this majestic 1950s home stands on a 433 m<sup>2</sup> lot, offering an oasis of peace and distinction in the city center. From the moment you step through its imposing entrance, you are enveloped by an atmosphere of a bygone era, marked by high ceilings, hand-carved hardwoods, and original terrazzo floors that are true works of art. ~What makes this property unique:~Unrivaled spaciousness: With 830 m<sup>2</sup> of floor space, the house is distributed across several floors that include spacious living areas, storage spaces, and recreational areas. ~Central Courtyard and Natural Light: The heart of the house is a spectacular Andalusian courtyard beneath a skylight, adorned with classical columns and lush vegetation, ensuring natural light and coolness throughout the home. ~Outdoor Oasis with Pool: Outside, a spacious private courtyard features a pool surrounded by mature vegetation and fruit trees. A private luxury hard to find in such a central location.~Historic Details: The property retains unique architectural elements, such as handcrafted wooden doors, large windows with stained glass, and a kitchen featuring period tiles and copper accents that preserve the local character.~Views and Terraces: The upper floor features rooms with exposed wooden ceilings and large windows offering unobstructed views of the city's historic surroundings~ Investment Potential: Its layout and size make it the ideal canvas for a high-end tourism project (boutique hotel or B&B) or for a family seeking a prestigious property in one of the most historic areas of the province of Málaga.~Looking for a property with soul? Come discover the potential of this stately home. ~Contact us to schedule a private viewing.~~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. The costs of the public deed and registration in the Property Registry 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 negotiable): Estimated between €300 and €500. Municipal capital

gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost to the buyer: €1,210,000. 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:	<b>6382277</b>
reference::	<b>7285SDM</b>
close to/ located:	<b>Vélez Blanco</b>
region:	<b>Comarca De Los Vélez</b>
property type:	<b>house</b>
rooms:	<b>12</b>
property surface:	<b>347 m2</b>
surface plot:	<b>433 m2</b>
price:	<b>€ 1.100.000</b>

## contact

real estate agent:	<b>Keller Williams Marbella</b>
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