



Property investment opportunity in Almuñecar

Villa in best location



June 2017

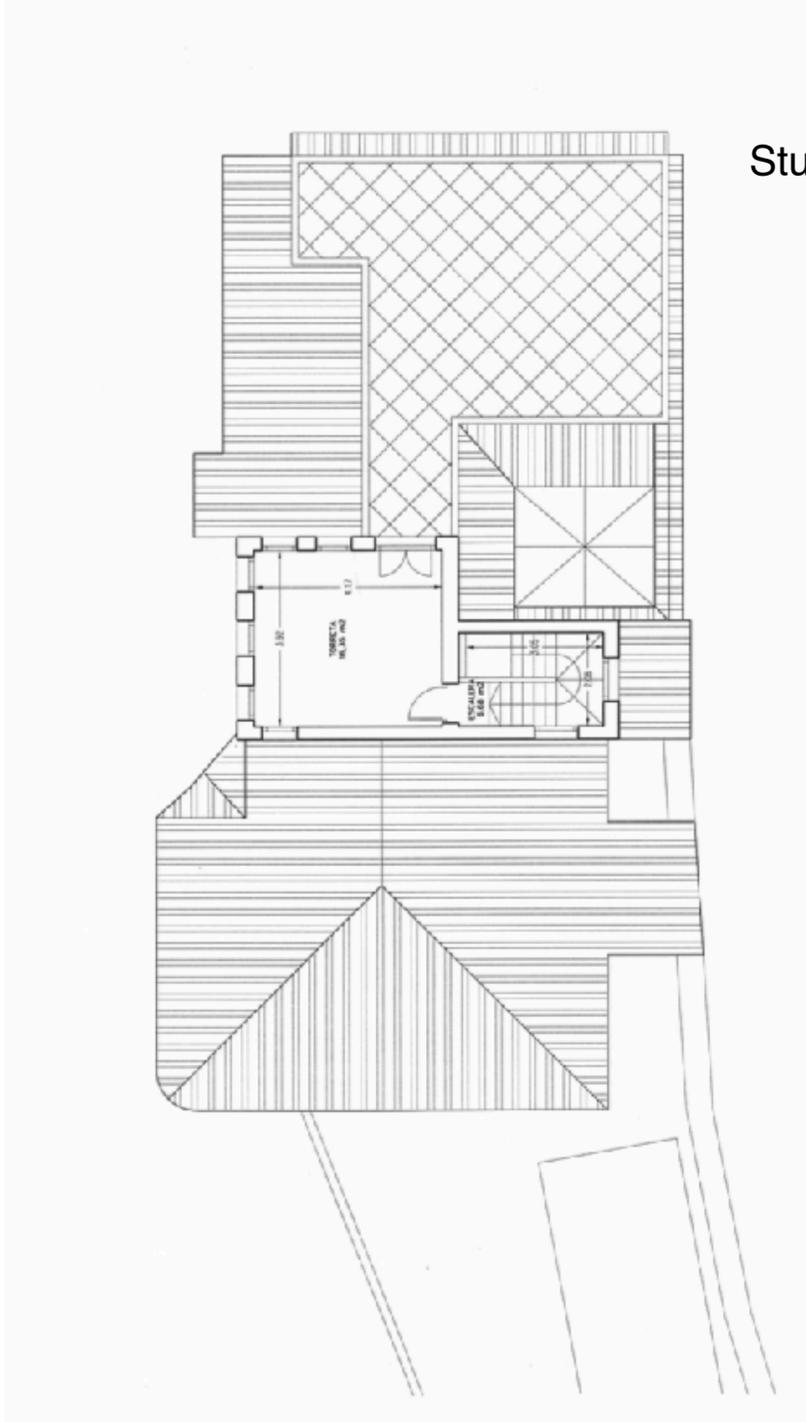


1. The property, building surface and uses

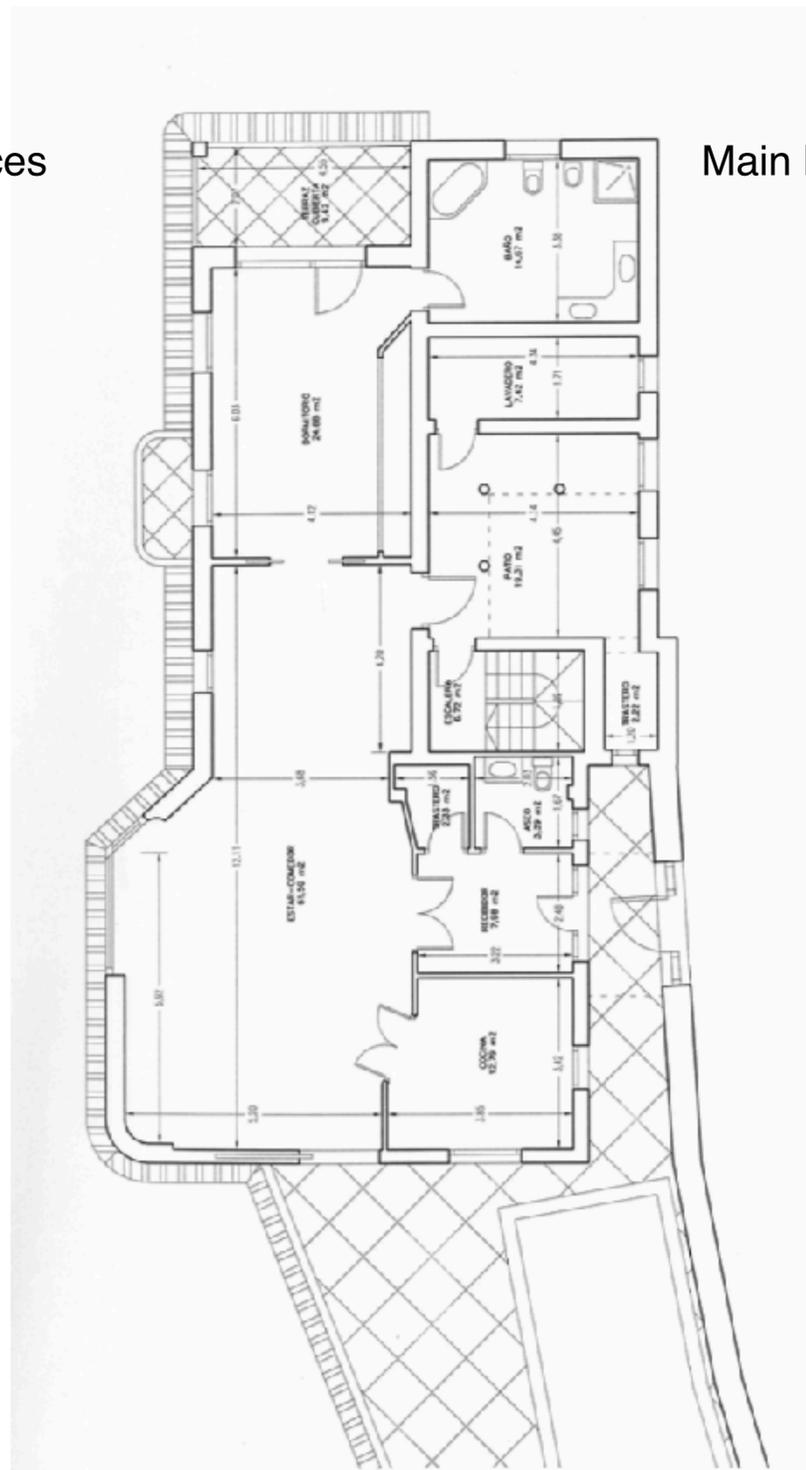
- The plot is situated in the Urbanization of Cotobro, with fantastic views to the mediterranean see, the town of Almuñecar and the leisure port of Marina del Este.
- The total surface of the plot is **1.851 m²**, with a builded living surface of **425 m²** which are distributed in a basic level, a tower area with a big terrace and a lower based apartment and garage area.
- The property is soled directly from the first owner family, totally furnished and operativ.
- Property evaluation:

plot 1.851 m ² x 150 € =	277.650 €
villa 425 m ² x 2.800 € =	1.190.000 €
total initial sales price:	1.467.650 €
- It is possible to divide the property in two plots with different accesses.

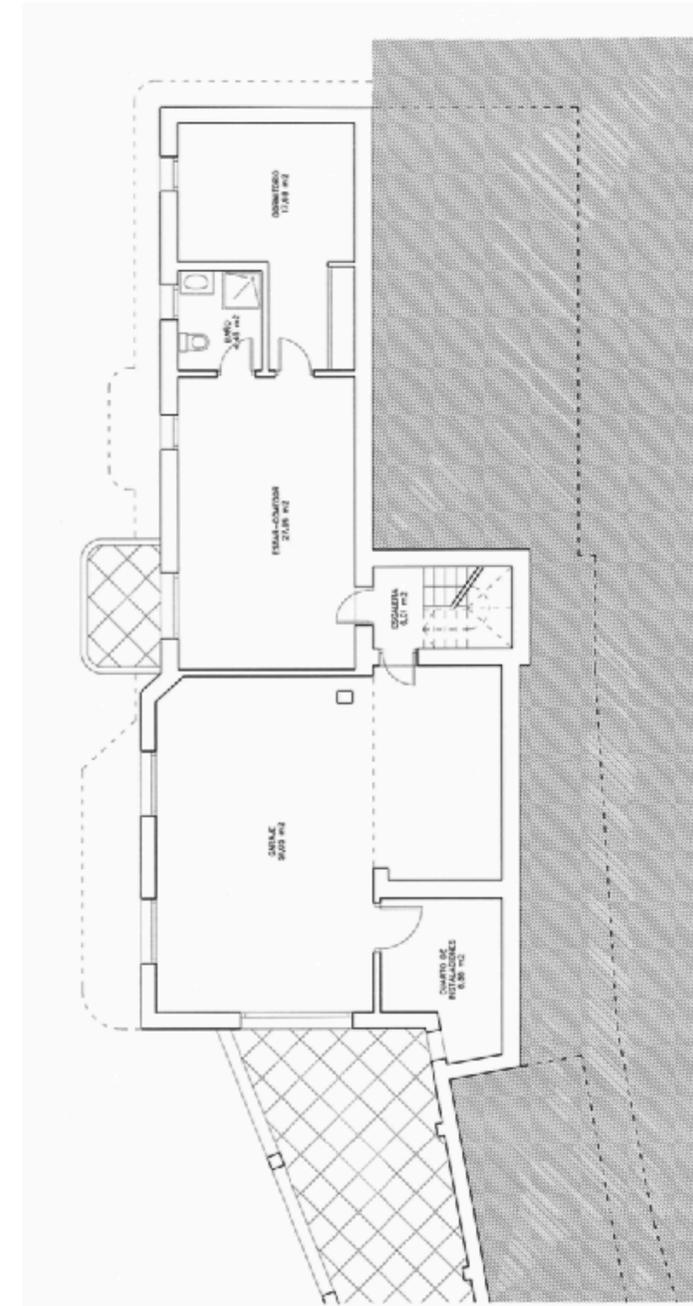
2. Distribution & uses



Studio and terraces



Main level



Apartment & garage

3. Well situated, with access from two roads



REFERENCIA CATASTRAL DEL INMUEBLE
6058008VF3665G0001ZU

DATOS DEL INMUEBLE

LOCALIZACIÓN
CL PRINCIPAL 312 PI:00
18697 ALMUÑECAR [GRANADA]

USO LOCAL PRINCIPAL: Residencial AÑO CONSTRUCCIÓN: 1980

COEFICIENTE DE PARTICIPACIÓN: 100,00000 SUPERFICIE CONSTRUIDA (m²): 425

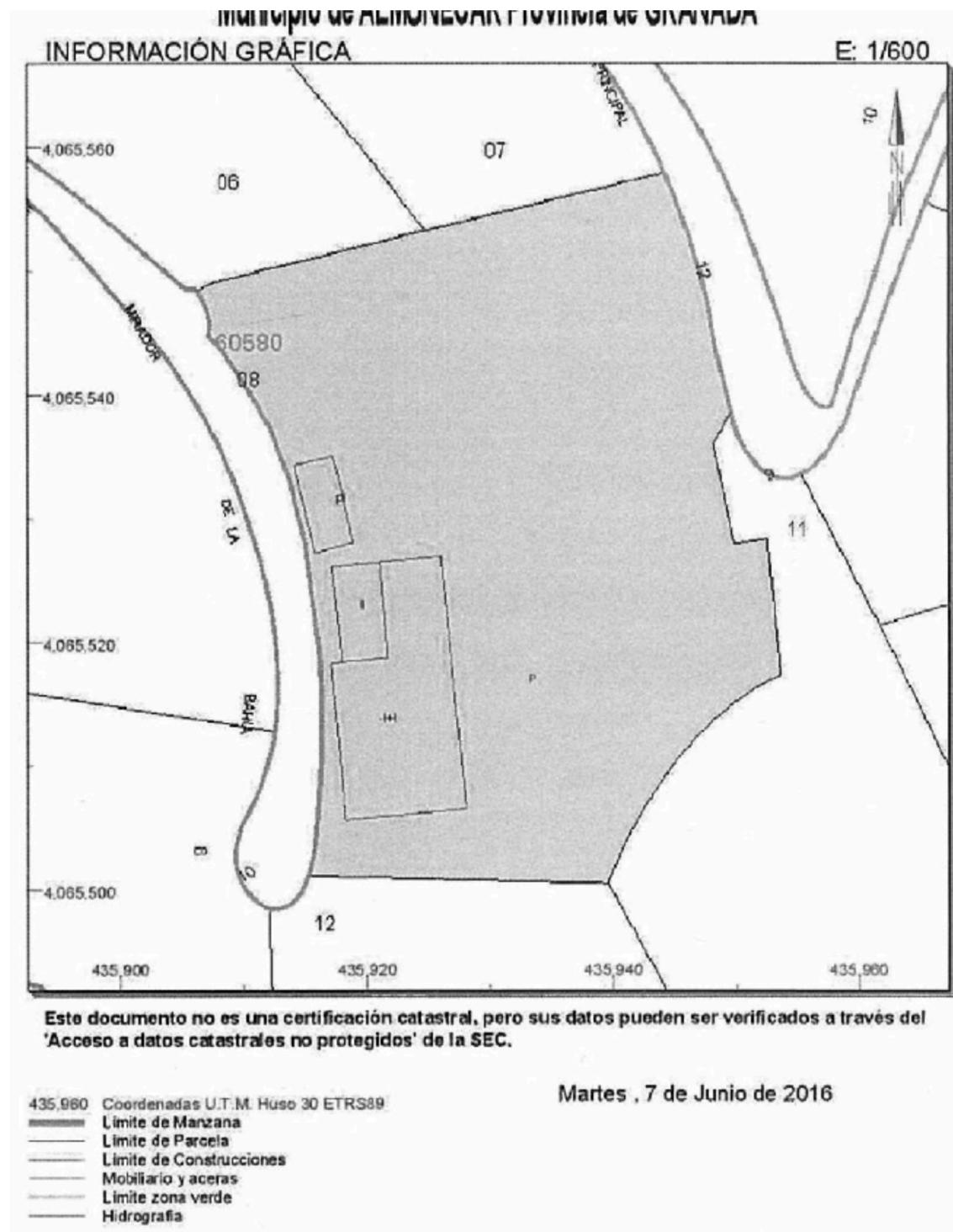
DATOS DE LA FINCA A LA QUE PERTENECE EL INMUEBLE

SITUACIÓN
CL PRINCIPAL 312
ALMUÑECAR [GRANADA]

SUPERFICIE CONSTRUIDA (m²): 425 SUPERFICIE GRÁFICA PARCELA (m²): 1.851 TIPO DE FINCA: Parcela construida sin división horizontal

ELEMENTOS DE CONSTRUCCIÓN

Uso	Escalera	Planta	Puerta	Superficie m ²
VIVIENDA		00	00	187
APARCAMIENTO	-1		00	205
DEPORTIVO		00	00	33



4. Best location, beach line & views

to the Mediterranean sea, Cotobro beach and the sport harbor Marina del este



5. Mediterranean gardens, colors and light.



6. Inside, quality & mediterranean style.



7. All furnished & views all around



8. Direct access to the garage and pool at living level



9. Spains best south location



Almuñécar is located in the coast of Granada, with close airports in Malaga and Granada, and is connected by highways & high speed train with Madrid and the south of France.





10. Almuñecar, historical outline

- The history of Almuñecar dates back to 1500 BC, the area was colonized by the Phoenicians, who varied the urban structure, under the name of EX.
- When the Romans arrived, they discovered a well - structured town, using his own currency. They remodeled the town, constructing temples, theaters, and an aqueduct, taking down the water from the close Sierra Nevada to the town to cure the fish. They called it Sexi Firmum.
- In the age of the Moorish domination of Spain (el al-Andalus), the agriculture production consisted basically in sugar, bananas, grapes, cereals and all kind of fruits.
- In the time of the Nazarri kingdom, the Almuñecar region was one of the most important commercial and administrative area in the south of Spain and it was frequently visited by the Moorish royal family, who spend long periods in the royal residence.
- Today Almuñecar is a highly appreciated reference for visitors from all around the world. More than 20 nationalities have there residence in this small town, taking care of protecting the essence of Andalusian quality of live.

11. Marina del Este, Cotobro & Punta de la Mona



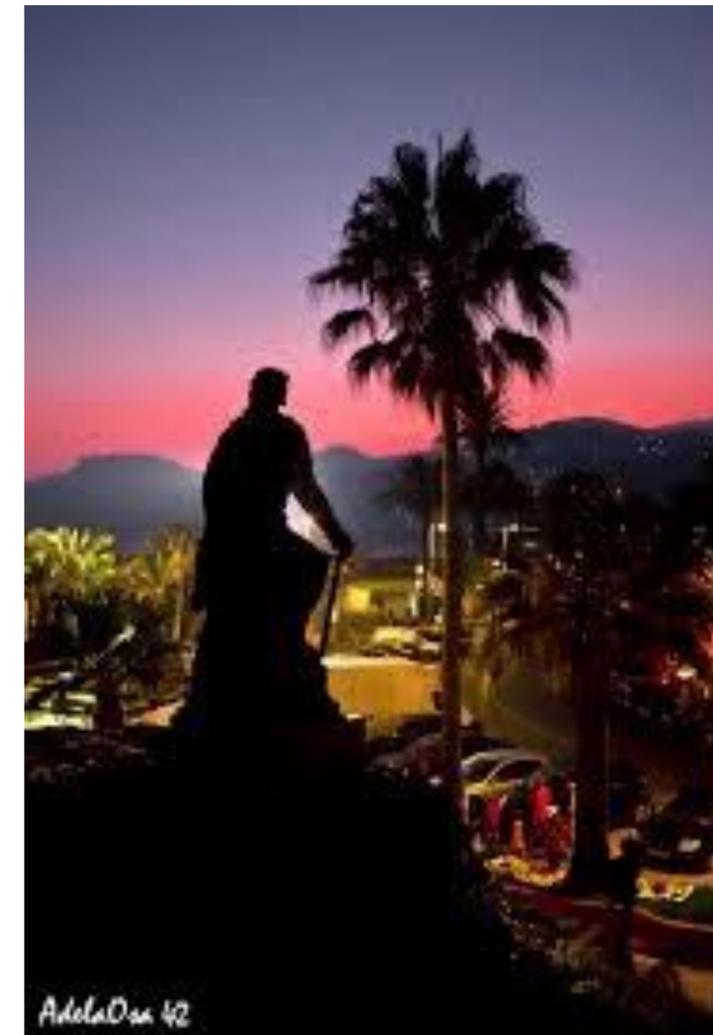
The Marina del Este leisure port and this two high level urbanizations are situated in-between the towns of Almuñecar and La Herradura .



12. The sun, from early morning up to Sunset



More than 300 sunny days per year are guaranteed.



13. Europe's best micro clima



Subtropical fruits, mangos, chirimoyas, advocates, lichees, papayas.....
and the mild summer and winter clime contributes to enjoy the relaxed ambience.



14. And very close, Sierra Nevada



Only 70 km to the Alhambra and the Sierra Nevada ski resort, from December to April fantastic winter activities, all in the same province of Granada.



9. Further information:



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