

**Sales - Plot - The Golden Mile**  
**9.500.000€**



**Ref.-ID: R5014636**

**The Golden Mile**

**Plot**



**6332 m2**



**10800 m2**

Exclusive Plot for Sale. Marbella's Golden Mile We present an exceptional investment opportunity in one of the most prestigious areas of Marbella. This property consists of a total land area of 9,260 m<sup>2</sup>, resulting from expropriations on an original plot of 10,800 m<sup>2</sup>. Of this surface, 6,332 m<sup>2</sup> are buildable, while the remaining area is allocated to roads and open spaces, in accordance with the Detailed Study and attached parceling plans. - 6 buildable plots, each approximately 1,000 m<sup>2</sup>. - Buildability: 0.26 m<sup>2</sup>/m<sup>2</sup> | Maximum height: 7.5 meters - Ideal for luxury villas with an estimated value of €4-5 million each - Projected value of completed development: €24-30 million - Total land price: €9.5 million (€1,500/m<sup>2</sup>) Urban Planning Status: - Urbanization license (roads and utilities) currently in process, reducing buyer uncertainty and increasing land value. - The Town Hall will require a guarantee (approx. 7% of the construction budget). - Construction or sale is already possible on all plots, except those closest to the road, which are pending final boundary approval (expected shortly). - Noise barriers are currently being installed in the area, significantly enhancing the residential environment. Technical Project: - Managed by a renowned architect with extensive experience and direct communication with municipal technical staff. - Geotechnical study already underway, with expected ground conditioning work to be less intensive than in neighboring plots, reducing urbanization costs.

**Setting**

- ✓ Suburban
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Condition**

- ✓ Good

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Urban
- ✓ Street

**Category**

- ✓ Investment