

Sales - Plot - Marbella
595.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



Ref.-ID: R4814671

Marbella

Plot



1317 m2



4390 m2

Plot for Construction in Elviria Sur, Marbella For sale, an urban plot of 4,392.27 m², located in the prestigious area of Elviria Sur, in the municipality of Marbella, near the golf course. The plot is situated in sector ****URP-Vb2 ELVIRIA SUR****, according to the General Urban Development Plan (PGOU), and is classified as an exempt urban residential land (UE4) Urban Parameters: - Buildability: 0.30 m² of built area per 1 m² of land. - Maximum buildable area: 1,317.68 m² - Maximum height allowed: ground floor + 1 floor (up to 7.5 m). - Maximum land occupation: 25% of the plot area. - Minimum plot size: 1,000 m². - Setbacks: 3 m from public and private boundaries, and 5 m from private boundaries on the upper floor. Characteristic Use: The plot is designated for ****residential use****, with the potential to build ****4 luxury villas****. The land offers excellent investment conditions, with easy access to nearby attractions such as the golf course, and a prime location near Marbella's urban infrastructure. This is an exceptional investment opportunity for developers looking to build modern and spacious villas in one of the most sought-after areas of the Costa del Sol.

Setting

- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

Orientation

- ✓ South
- ✓ South West
- ✓ West

Condition

- ✓ Excellent

Views

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Country

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

Category

- ✓ Cheap
- ✓ Investment