

Продажа - Участок - Marbella
595.000€

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Marbella

Участок



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.

Расположение

- ✓ Коммерческая зона
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Рядом с портом
- ✓ Урбанизация

ОРИЕНТАЦИЯ

- ✓ Юг
- ✓ Юго-запад
- ✓ Запад

Состояние

- ✓ Отличное

ВИД

- ✓ Море
- ✓ Горы
- ✓ Гольф
- ✓ Сельская местность

Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

Категория

- ✓ Дешевая
- ✓ Инвестиции