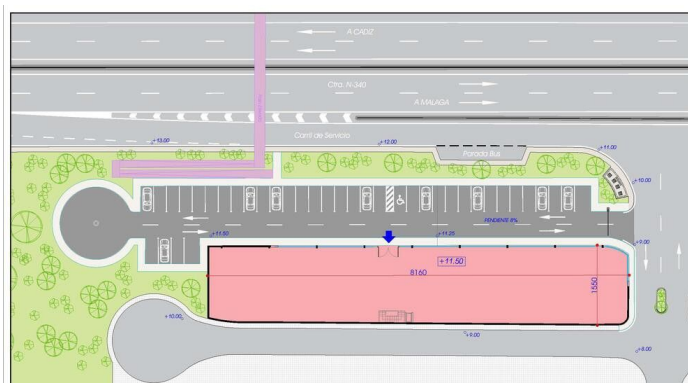


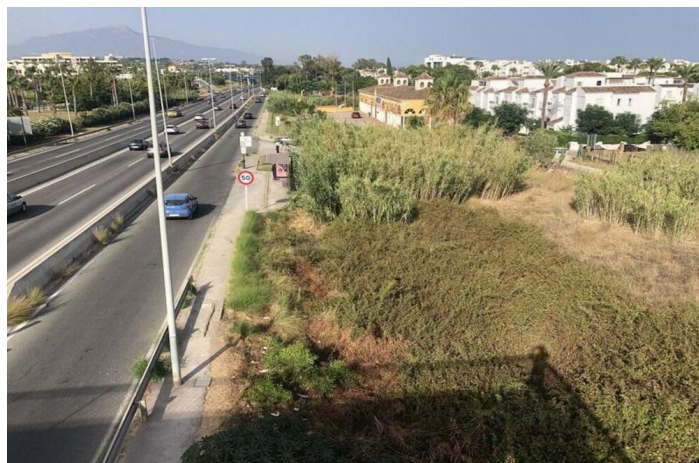


1,895,000 €

Reference: R4728133 Plot Size: 1,232m² Build Size: 2,464m²



PLANTA BAJA - SUPERFICIE 1.232 m²
CENTRO COMERCIAL A-UEN - E4 - ESTEPONA





Costa del Sol, Costalita

COMMERCIAL PLOT FOR SALE IN ESTEPONA UBICATION: The plot is located on the corner of Playa del Sol Avenue with Calle de la Luna, adjacent to the Sun Beach, Estepona (Malaga). **ACCESS:** The plot is accessed from the existing service lane at the CN-340 (A-7), at Km 165.1 towards Estepona - Marbella. For those who travel in the sense Marbella - Estepona, the access is made from a change of sense to 300 meters of the plot, on the bridge of Cancelada. In addition, there is a pedestrian bridge direct to the plot over the CN-340 and a bus stop a few meters away. **DESCRIPTION OF UEN-E4A PARCELA "CHALES OF SOL NORTE":** The soil has a commercial use (C3) with the following parameters: Maximum building: 1m²/m²s. Maximum occupancy of the plot: 100%. Maximum number of plants: 2. Maximum height allowed: 7.5 meters. Table of surfaces: Initial area of the execution unit: 3,080.00 m². Cessions made of soil for use and public domain: Green area: 510.12 m². Road network: 1,337.88 m². Use floor and private domain: Commercial equipment: 1,232,00 m². Building: Ground floor: 1,232,00m². Semi-basement: 1,232,00 m². Uses: parking, storage, and other different uses depending on the activity and constructive details. Parking: In the road network: 38 places. On the semi-basement floor: up to 56 places, making a total of 94 parking spaces. They are now definitively approved: Redelimitation of Implementation Units. Detail Studio. Urbanization Project. Repairing Project.



Features:

Features

Near Transport

Setting

Close To Sea

Energy Rating

A

Orientation

North

Garden

Private

CO2 Emission Rating

A

Views

Street

Parking

Private

More Than One