



## Residential tomt til salgs i The Golden Mile, Marbella

9 500 000 €

Referanse: R5014636 Plottstørrelse: 10 800m<sup>2</sup> Bebygget areal: 6 332m<sup>2</sup>







## Costa del Sol, The Golden Mile

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.



## Egenskaper:

### Utsikt

Sjø

Fjell

Hage

Urban

Gate

### Innstilling

I nærheten av golf

Urbanisering

Nær sjøen

I nærheten av butikker

Nær byen

Nær skoler

Forstad

Nær marina

### Betingelse

God

### Kategori

Investerings