



PLOT

📍 Costalita

REF# R4728133 – 2.290.000€



Ložnice



Koupelny



2464 m²
Built



1232 m²
Plot

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: 1m2t/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.
Reparing Project.



