

RESIDENTIAL PLOT

📍 Marbella

REF# R4814671 – 650.000€



Ložnice



Koupelny



1317 m²
Built



4390 m²
Plot

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.