



## RESIDENTIAL PLOT

📍 Torremolinos

**REF# R4821184 – 1.900.000€**



Ložnice



Koupelny



m<sup>2</sup>  
Built



2116 m<sup>2</sup>  
Plot

**\*\*Sale Description: Set of Three Urban Plots in Torremolinos\*\***

Unique investment opportunity by the sea! We present a spectacular set of three adjacent urban plots located in the coveted area of C/Lucena, just a 5-minute walk from the beach and close to everything you need.

**### \*\*Plot Details:\*\***

- **\*\*Plot 1:\*\*** 1,384 m<sup>2</sup>
- **\*\*Plot 2:\*\*** 256 m<sup>2</sup>
- **\*\*Plot 3:\*\*** 476 m<sup>2</sup>

**### \*\*Key Features:\*\***

- **\*\*Prime location:\*\*** Steps away from Puerto Marina and La Carihuella, surrounded by supermarkets, schools, and various amenities.

- **Sea view:** Enjoy stunning sea views from your future property.
- **Area:** Torremolinos, one of the most sought-after locations on the Costa del Sol.

### **Construction Potential:**

- **Regulation:** CJ3 (Garden City)
- **Buildable area:** 0.83 m<sup>2</sup>/m<sup>2</sup>s
- **Allowed construction:**
  - For plots 1 and 2: 20 to 23 apartments.
  - For plots 1, 2, and 3 combined: 27 to 30 apartments.

### **Maximum construction capacity:**

- Minimum of 250 m<sup>2</sup> / Maximum of 800 m<sup>2</sup>: B+2 (50%)
- Over 800 m<sup>2</sup>: B+3 (45%)

### **Why Choose These Plots?**

This is an ideal project for developers passionate about tourism and seaside living. The proximity to essential services and the beauty of the natural surroundings make these plots an unbeatable opportunity to build a cozy and attractive residential complex.

Don't miss the chance to make this project a reality in one of the most charming areas of the Costa del Sol! Contact us for more information and to schedule a visit.