

Multi-level loft-style units.
 One- and two-bedroom apartments.
 Duplex penthouses with private terraces.

The design focuses on maximizing land profitability, natural light, functional layouts and product diversity, allowing the project to target different buyer profiles: permanent residence, second home or rental investment.

The surrounding area is a well-established urban environment, with immediate access to all essential services such as schools, green areas, shops, restaurants and main transport connections, ensuring strong demand and fast market absorption.

Key strengths of the asset:
 Ready-to-develop urban land.
 High buildability and full use of permitted parameters.
 Product aligned with current market demand.
 Strategic location within San Pedro de Alcántara.
 Excellent return on investment potential.

A unique opportunity to develop an attractive residential project in one of the fastest-growing areas of the Costa del Sol.

Planta tercera

ESTANCIA	SUP. ÚTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3/A			
Ases	3,08 m ²		
Salón	8,06 m ²		
Subsuelo cocina	35,68 m ²		
SUP. CERRADA	46,82 m ²	39,33 m ²	39,33 m ²
Balcón	1,92 m ²		0,00 m ²
TERRAZA DESCUBIERTA	1,92 m ²		0,00 m ²
TOTAL	33,72 m²	61,68 m²	39,33 m²
Vivienda 3/B			
Ases	2,03 m ²		
Baño	3,00 m ²		
Distribuidor	1,04 m ²		
Dormitorio 1	10,44 m ²		
Dormitorio 2	12,25 m ²		
Sala/comedor/cocina	29,49 m ²		
SUP. CERRADA	60,15 m ²	73,19 m ²	73,19 m ²
Balcón	0,93 m ²		0,00 m ²
TERRAZA DESCUBIERTA	0,93 m ²		0,00 m ²
TOTAL	69,11 m²	73,19 m²	73,19 m²
Zonas comunes			
Ascensor	2,25 m ²	2,81 m ²	2,81 m ²
Distribuidor	7,04 m ²	9,61 m ²	9,61 m ²
Escalera	0,36 m ²	2,79 m ²	2,79 m ²
SUP. CERRADA	15,64 m ²	27,64 m ²	27,64 m ²
Indicaciones señalización	2,19 m ²		
TERRAZA DESCUBIERTA	21,89 m ²		
TOTAL	37,94 m²	103,89 m²	103,89 m²

Planta bajo cubierta

ESTANCIA	SUP. ÚTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3/A			
Dormitorio principal	12,98 m ²		
Ases	3,27 m ²		
SUP. CERRADA	16,25 m ²		
TOTAL	16,25 m²	18,52 m²	18,52 m²
Vivienda 3/B			
Dormitorio principal	16,80 m ²		
Baño	4,25 m ²		
SUP. CERRADA	21,05 m ²	24,69 m ²	24,69 m ²
Terraza	7,83 m ²		0,00 m ²
TERRAZA DESCUBIERTA	7,83 m ²		0,00 m ²
TOTAL	28,88 m²	35,25 m²	24,69 m²
Zonas comunes			
Ascensor	2,25 m ²		
SUP. CERRADA	2,25 m ²	2,76 m ²	2,76 m ²
TOTAL	2,25 m²	2,76 m²	2,76 m²
TOTAL	47,38 m²	56,83 m²	45,97 m²

Nº TOTAL DE VIVIENDAS: 9

