



## RESIDENTIAL PLOT WITH

📍 El Rosario

**REF# R4604527 – 500.000€**

IBI

840 €/YEAR



Beds



Baths



323 m<sup>2</sup>  
Built



1166 m<sup>2</sup>  
Plot

A south-west orientated building plot in East Marbella's gorgeous residential estate known as El Rosario. The project has been accepted and approved and the Town Hall will publish the license. The plot has been connected to the municipal sewage system the cost covered by current owner...a pre-requisite for development.

This is an opportunity to develop a luxury home with fabulous views over the Marbella countryside and golf course to the Mediterranean Sea.

This plot has a building coefficient of 0.30 allowing therefore for a luxury home with above-ground build size of up to 323 sqm. Additional space can be made in the basement.

El Rosario is undergoing a mandatory update to connect each home to the mains sewage system, and this plot has the infrastructure in place and already paid for at a cost of 12,000 euro.

El Rosario building plot...Marbella East.

A residential plot to build a villa that will have orientation to the west giving spectacular views to the Marbella las Nieves mountain range and also to the sea.

An opportunity to build a fabulous home within 8 minutes of Marbella Town and within 4 minutes of the beach.





