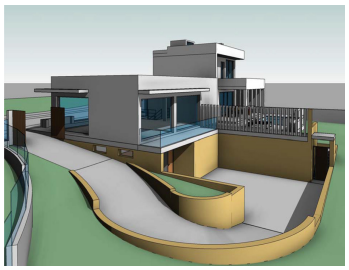
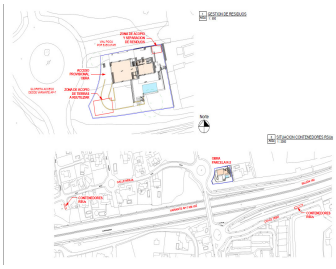
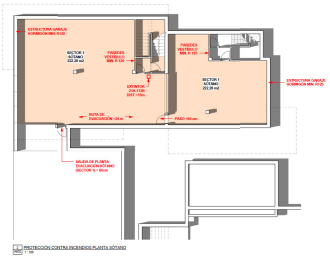




RESIDENTIAL PLOT WITH

Marbella

REF# R4779085 – 675.000€

IBI

1421 €/YEAR

Beds	Baths	m² Built	1080 m² Plot

We present an exceptional residential plot of 1,080 square meters located in Nagüeles, one of the most prestigious and high-end areas of Marbella. This magnificent plot offers a unique opportunity to build the property of your dreams. Situated on Marbella's Golden Mile, Nagüeles is known for its exclusivity and

proximity to luxury amenities such as golf courses, beach clubs, and gourmet restaurants. Additionally, it is just a few minutes' drive from the center of Marbella and Puerto Banús, where you can enjoy high-end shopping, vibrant nightlife, and spectacular beaches.

Surrounded by nature and lush gardens, the plot offers a tranquil and private environment, ideal for a luxurious lifestyle. If you were looking for a prime plot in the best location, know that this is also the best-priced one on the market right now. The large surface area of the plot allows for the construction of a custom residence that reflects your style and needs, making it an excellent long-term investment. With the ongoing development and demand in Nagüeles, this plot represents an excellent opportunity.

Close to international schools, health centers, and top-tier services, this neighborhood is composed of luxury villas, ensuring a safe and prestigious environment. Nagüeles is one of the most exclusive neighborhoods in Marbella, situated on the slopes of La Concha mountain, known for its privacy, security, and quality of life. Living in Nagüeles means enjoying the tranquility of a natural setting while being close to the vibrant heart of Marbella.

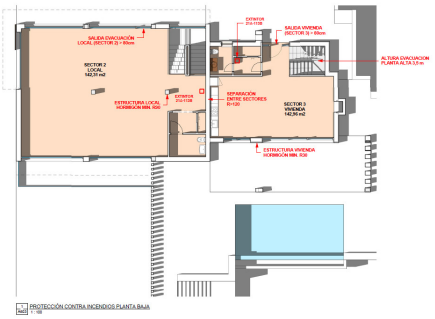
The plot has, topographically speaking, an area of 1,184 m², an average elevation above sea level of 77 meters. It borders to the south and west with the expropriation strips of the road and the roundabout of exit 182 (Nagüeles) of the Marbella bypass of the AP-7 motorway, to the east with plot R-1 of the urbanization, where there is an isolated single-family home, and to the north with land classified as public road in the 1986 Marbella General Urban Plan, with a planned section of 10 meters. The plot has a project already carried out by a renowned architect, proposing a building with two floors above ground and a basement connected vertically by two independent stair cores for the intended residential and commercial uses. Both pedestrian access to the building and vehicular access to the parking area inside the plot and in the basement are planned from the newly constructed street that will define the northern boundary of the plot.

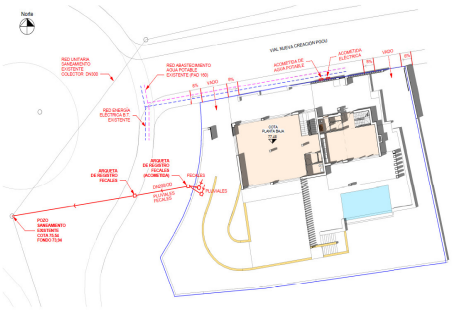
The building has been divided into two areas, one intended for commercial use (or office in its domestic professional office mode) to the west, closer to the roundabout exit of the bypass, taking advantage of its greater visibility and exposure, and another for single-family housing in the eastern area of the plot, which has greater privacy.

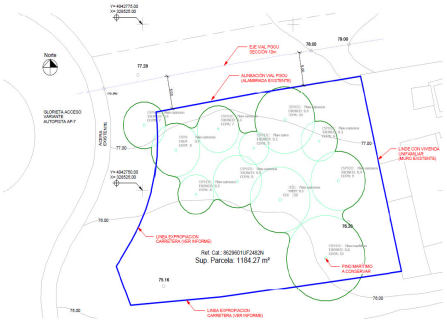
The entrance to the basement garage is located to the southwest to adapt the project as much as possible to the existing topography and to be able to locate some additional outdoor parking spaces for commercial or office use.

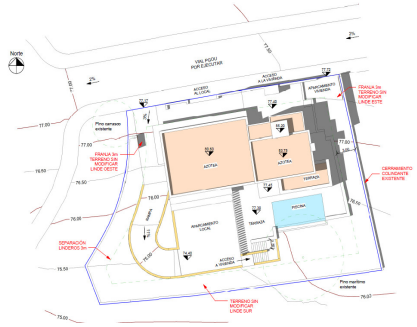
For the treatment of the facades, a contemporary language with large glazed panels allowing natural light entry, overhangs for solar protection, and a flat roof is proposed, taking into account the relationship of the building with its surroundings. The interior spaces have been organized with a minimum of partitions to optimize the feeling of space.

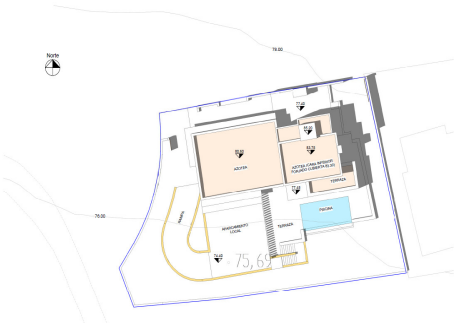
Do not miss the opportunity to build your property in this prime location. Contact us for more details and to arrange a visit to this spectacular plot. Discover the true Nagüeles, Marbella! ALA

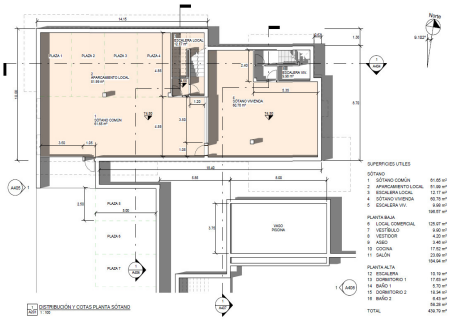


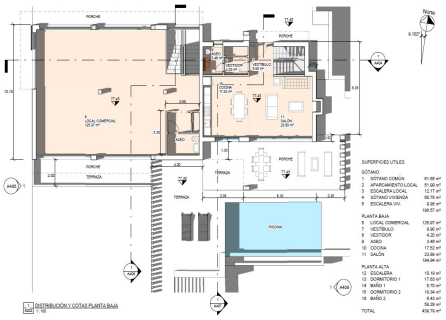


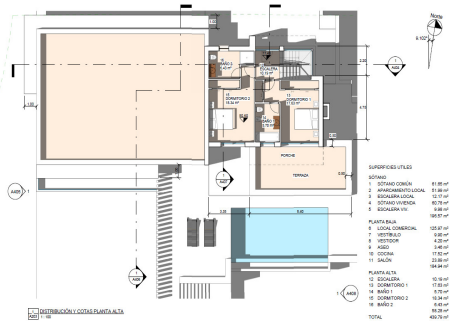


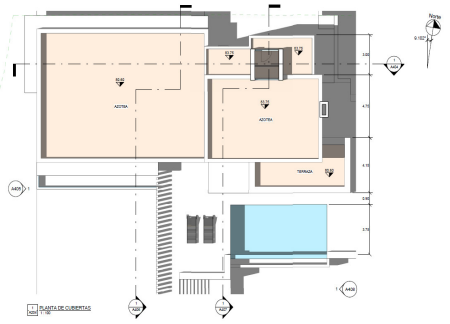


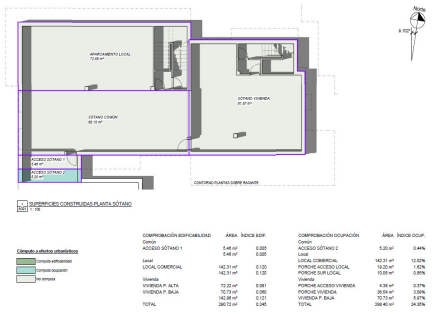












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