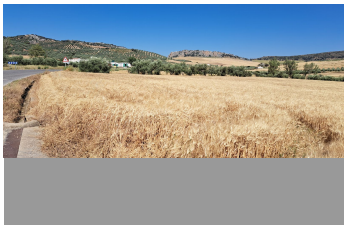
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Residential Plot in Cuevas del Becerro

Bedrooms	0	Bathrooms	0	Built	0m2	Plot	8191m2

R4782619 **Residential Plot** **Cuevas del Becerro** **699.000€**

Completely flat development land with an approved and flexible project for 31 homes | 8,191 m² next to the Ronda-Campillos highway, opposite a sold development, 20 minutes from Ronda and 1 hour from Málaga and the Costa del Sol Strategic location with immediate access and proven demand Completely flat development land measuring 8,191 m² with an approved project for 31 homes, located in Cuevas del Becerro, next to the Ronda-Campillos highway, ensuring quick and direct access. Just 20 minutes from Ronda and 1 hour from Malaga International Airport and the Costa del Sol, it offers a perfect combination of connectivity and a residential setting. Right in front of the plot, approximately 500 m away, a development of semi-detached houses has been developed and sold quickly, confirming local demand and the viability of new developments. Approved and flexible project to adapt to any vision Although the 31 plots have already been registered and approved, the planning allows for modifying the layout of the homes to design a more exclusive and differentiated development: for example, placing the houses around each other and creating a large central garden with a pool and common areas, or other concepts that boost sales. Ideal Mediterranean climate for year-round living Sunny, warm summers (max. approx. 28°C) and mild winters (min. 2-5°C), perfect for a comfortable and attractive residential development for both the national and international markets. Natural setting with high added value Surrounded by the Sierra de Viján and Cerro de los Tercios, with springs like El Nacimiento, waterfalls,

and hiking trails, a setting that brings quality of life and ecological appeal to the project. Key Competitive Advantages ? Completely flat land, which makes construction cheaper and faster ? Project approved and integrated into the General Urban Development Plan (PGOU) ? Urban planning flexibility: possibility of redistributing housing and common areas ? Utilities at the plot level (water, electricity, sanitation, telecommunications) ? Immediate access from the main road ? Mild climate and attractive natural surroundings ? Scarcity of developable land in the area ? Proven demand: neighboring development sold quickly ? Expanding market with interest in new construction Safe investment with high capital gains potential The combination of scarce developable land, proven demand, design flexibility, and legal security makes this plot an exceptional opportunity for developers, builders, ?and ?investors ?looking ?to ?launch a project ?with ?a quick return and market ?differentiation. Request ?the complete ?documentation ?and plans to develop ?your ?development ?with ?confidence ?and ?commercial ?appeal.