



## Residential Plot in Málaga Este

Bedrooms	<b>0</b>	Bathrooms	<b>0</b>	Built	<b>0m2</b>	Plot	<b>236m2</b>
<b>R4870705</b>		<b>Residential Plot</b>		<b>Málaga Este</b>		<b>185.500€</b>	

For sale: Two urban plots with building permit in Málaga Building permit granted! Two adjacent urban plots for sale, totaling 236 m<sup>2</sup>, perfect for constructing a single-family villa or two separate homes, with a building capacity of 700 m<sup>2</sup>. Plot size: 236 m<sup>2</sup> Building capacity: Up to 1.8 m<sup>2</sup>/m<sup>2</sup> buildable area, with 100% occupancy. Urban zoning: CTP1, with a maximum height of 7.5 m (ground floor + 1 additional floor). Orientation: South and west, with views of the sea and the entire city of Málaga. The land has a slight slope, significantly reducing construction costs. A geotechnical study has been completed, with a solid foundation found at 20 cm depth. The plot is completely flat, with no need for separation from neighboring parcels or the road. Additional possibilities: Option to build a 4-bedroom, single-story home, fully accessible for people with reduced mobility. Full project management or turn-key construction service available if desired. Price: Negotiable before the start of construction. Location: Málaga, with excellent views and orientation in a quiet area. Agency fees included in the sale price, with no additional costs.