

# ALL IN real estates



MONTAJAQUE		SECTOR URBANIZABLE	UR-04
Type de actuación	Un solo apto para ser urbanizado		
Objeto de actuación	Cesión urbanizadora		
Sistema de actuación	Compatibilización		
Indicativo	Planada		
Planteamiento	PRO y PLI		
Densidad: Nº máx viviendas	35 viviendas		
Nº máx de viviendas	41		
Índice de edifi.	0,6 m <sup>2</sup> /haci.		
Uso y edificación	Residencial UNP-AD3 y AD		
Ordenanza	302-N3		
Ágote: Inocutivo	7.080 m <sup>2</sup>		

PARCELAS RESULTANTES					
PARCELA	SECTOR URBANIZABLE	ÁREA (m <sup>2</sup> )	VALOR (€)	SUP. TOTAL (m <sup>2</sup> )	COEF. SUP. (m <sup>2</sup> /haci.)
007	UR-04	100,00	1.200	100,00	2,340
008	UR-04	100,00	1.200	100,00	2,340
009	UR-04	100,00	1.200	100,00	2,340
010	UR-04	100,00	1.200	100,00	2,340
011	UR-04	100,00	1.200	100,00	2,340
012	UR-04	100,00	1.200	100,00	2,340
013	UR-04	100,00	1.200	100,00	2,340
014	UR-04	100,00	1.200	100,00	2,340
015	UR-04	100,00	1.200	100,00	2,340
016	UR-04	100,00	1.200	100,00	2,340
017	UR-04	100,00	1.200	100,00	2,340
018	UR-04	100,00	1.200	100,00	2,340
019	UR-04	100,00	1.200	100,00	2,340
020	UR-04	100,00	1.200	100,00	2,340
021	UR-04	100,00	1.200	100,00	2,340
022	UR-04	100,00	1.200	100,00	2,340
023	UR-04	100,00	1.200	100,00	2,340
024	UR-04	100,00	1.200	100,00	2,340
025	UR-04	100,00	1.200	100,00	2,340
026	UR-04	100,00	1.200	100,00	2,340
027	UR-04	100,00	1.200	100,00	2,340
028	UR-04	100,00	1.200	100,00	2,340
029	UR-04	100,00	1.200	100,00	2,340
030	UR-04	100,00	1.200	100,00	2,340
031	UR-04	100,00	1.200	100,00	2,340
032	UR-04	100,00	1.200	100,00	2,340
033	UR-04	100,00	1.200	100,00	2,340
034	UR-04	100,00	1.200	100,00	2,340
035	UR-04	100,00	1.200	100,00	2,340
036	UR-04	100,00	1.200	100,00	2,340
037	UR-04	100,00	1.200	100,00	2,340
038	UR-04	100,00	1.200	100,00	2,340
039	UR-04	100,00	1.200	100,00	2,340
040	UR-04	100,00	1.200	100,00	2,340
041	UR-04	100,00	1.200	100,00	2,340
042	UR-04	100,00	1.200	100,00	2,340
043	UR-04	100,00	1.200	100,00	2,340
044	UR-04	100,00	1.200	100,00	2,340
045	UR-04	100,00	1.200	100,00	2,340
046	UR-04	100,00	1.200	100,00	2,340
047	UR-04	100,00	1.200	100,00	2,340
048	UR-04	100,00	1.200	100,00	2,340
049	UR-04	100,00	1.200	100,00	2,340
050	UR-04	100,00	1.200	100,00	2,340
051	UR-04	100,00	1.200	100,00	2,340
052	UR-04	100,00	1.200	100,00	2,340
053	UR-04	100,00	1.200	100,00	2,340
054	UR-04	100,00	1.200	100,00	2,340
055	UR-04	100,00	1.200	100,00	2,340
056	UR-04	100,00	1.200	100,00	2,340
057	UR-04	100,00	1.200	100,00	2,340
058	UR-04	100,00	1.200	100,00	2,340
059	UR-04	100,00	1.200	100,00	2,340
060	UR-04	100,00	1.200	100,00	2,340
061	UR-04	100,00	1.200	100,00	2,340
062	UR-04	100,00	1.200	100,00	2,340
063	UR-04	100,00	1.200	100,00	2,340
064	UR-04	100,00	1.200	100,00	2,340
065	UR-04	100,00	1.200	100,00	2,340
066	UR-04	100,00	1.200	100,00	2,340
067	UR-04	100,00	1.200	100,00	2,340
068	UR-04	100,00	1.200	100,00	2,340
069	UR-04	100,00	1.200	100,00	2,340
070	UR-04	100,00	1.200	100,00	2,340
071	UR-04	100,00	1.200	100,00	2,340
072	UR-04	100,00	1.200	100,00	2,340
073	UR-04	100,00	1.200	100,00	2,340
074	UR-04	100,00	1.200	100,00	2,340
075	UR-04	100,00	1.200	100,00	2,340
076	UR-04	100,00	1.200	100,00	2,340
077	UR-04	100,00	1.200	100,00	2,340
078	UR-04	100,00	1.200	100,00	2,340
079	UR-04	100,00	1.200	100,00	2,340
080	UR-04	100,00	1.200	100,00	2,340
081	UR-04	100,00	1.200	100,00	2,340
082	UR-04	100,00	1.200	100,00	2,340
083	UR-04	100,00	1.200	100,00	2,340
084	UR-04	100,00	1.200	100,00	2,340
085	UR-04	100,00	1.200	100,00	2,340
086	UR-04	100,00	1.200	100,00	2,340
087	UR-04	100,00	1.200	100,00	2,340
088	UR-04	100,00	1.200	100,00	2,340
089	UR-04	100,00	1.200	100,00	2,340
090	UR-04	100,00	1.200	100,00	2,340
091	UR-04	100,00	1.200	100,00	2,340
092	UR-04	100,00	1.200	100,00	2,340
093	UR-04	100,00	1.200	100,00	2,340
094	UR-04	100,00	1.200	100,00	2,340
095	UR-04	100,00	1.200	100,00	2,340
096	UR-04	100,00	1.200	100,00	2,340
097	UR-04	100,00	1.200	100,00	2,340
098	UR-04	100,00	1.200	100,00	2,340
099	UR-04	100,00	1.200	100,00	2,340
100	UR-04	100,00	1.200	100,00	2,340

## Residential Plot in Ronda

Bedrooms **0** Bathrooms **0** Built **0m<sup>2</sup>** Plot **5174m<sup>2</sup>**  
**R5251297** Residential Plot Ronda **1.360.000€**

**GREAT URBAN DEVELOPMENT INVESTMENT OPPORTUNITY IN RONDA – 37 PLOTS + PUBLIC FACILITIES** A significant urban development package is being marketed in Sector UR-R4 (Montejaque – Ronda, Málaga), ideal for developers, builders and investors looking for a compact, orderly project with high potential returns. A total of 5,174.57 m<sup>2</sup> earmarked for urban development, with an approved and fully defined reparcelling plan. **37 RESIDENTIAL PLOTS – SEMI-DETACHED SINGLE-FAMILY USE** Perfect for the creation of a modern residential complex in a natural and peaceful setting, with unobstructed views and excellent connections to Ronda. Plots from approx. 120 m<sup>2</sup> to 154 m<sup>2</sup> Buildable area: 1.20 m<sup>2</sup>t/m<sup>2</sup>s Fully defined lucrative use Layout organised by block and road **1 PLOT FOR TERTIARY USE – 408.99 m<sup>2</sup>** Unique opportunity to establish: Commercial premises Services Offices Compatible tourist activity With an outstanding buildable area of 1,684 m<sup>2</sup>t/m<sup>2</sup>s, ideal for complementing the residential project. **PUBLIC DOMAIN PLOTS** Includes all the urban areas necessary for a complete and attractive development: ? Green Area (EL) – 1,158.73 m<sup>2</sup> Open, natural space, mandatory according to planning regulations. ? School Facilities (EQ1) – 1,000 m<sup>2</sup> Intended for educational use, consolidating the social value of the sector. ? Social Facilities (EQ2) – 40 m<sup>2</sup> Complementary public facilities. ? Road Plot – 3,306.16 m<sup>2</sup> Internal roads fully delimited according to the reparcelling project. **PRIME LOCATION** On the outskirts of Montejaque town center Just a few minutes from Ronda, one of the most sought-after

destinations in the Serranía Natural, peaceful surroundings with high residential demand  
Direct connection to the MA-506 highway IDEAL FOR: Developers looking for a project ready  
to go Investors wanting a complete and well-planned urban development Builders wanting to  
carry out a high-demand, quick-sale project A ONCE-IN-A-LIFETIME OPPORTUNITY A fully  
defined sector, with a balance between residential, tertiary, and public facilities, and with the  
perfect size for an attractive and profitable residential development. Don't forget to  
contact us for further information or to arrange a no-obligation visit.