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Residential Plot in Alameda

Bedrooms	0	Bathrooms	0	Built	0m2	Plot	68786m2
R5537125		Residential Plot		Alameda		1.200.000€	

Major Residential Development Land Opportunity in Alameda, Málaga – €1,200,000 68,786 m² Total Land | Approximately 50,289 m² Historically Within Residential Development Sectors | Four Cadastral Parcels | Potential for a Substantial Housing Development | Excellent Investor Opportunity An outstanding opportunity for property developers and investors to acquire a substantial landholding on the edge of the established town of Alameda, in the province of Málaga, Andalucía. Offered at €1,200,000, this impressive property comprises four cadastral parcels covering approximately 68,786 m², including more than 50,000 m² historically identified within residential development sectors. With documented planning history, proximity to the existing town and considerable potential for future residential development, this is an opportunity for investors seeking a significant development project in inland Andalucía. The Development Opportunity The land comprises four separate cadastral parcels: 39,031.70 m² – Historically associated with residential sectors UR-4 and UR-5. 8,602.85 m² – Historically associated with residential sector UR-5. 2,654.29 m² – Historically associated with residential sector UR-17. 18,497.78 m² – Additional non-urbanisable agricultural land. The three residential-sector parcels together extend to approximately 50,289 m², providing the principal focus for future development investigations. The historical planning framework identifies terraced family housing as a potential development type, with a nominal density of 35 dwellings per hectare. An indicative development concept of up to 160

homes has been examined, offering the potential for a substantial residential community, subject to confirmation of development rights, detailed planning, infrastructure requirements and municipal approval. This is an illustrative development scenario, not an approved allocation of 160 dwellings. A Flexible Residential Investment The scale of the land offers an opportunity to explore a carefully planned residential community, potentially incorporating: Modern two- and three-bedroom family homes. Larger terraced houses with private gardens or patios. Energy-efficient new-build properties. Residential development delivered in manageable phases. Associated roads, landscaping, public spaces and infrastructure. A phased approach could enable a developer to tailor construction and sales to market demand. The additional agricultural parcel also forms part of the acquisition, offering further landholding value subject to its separate non-urbanisable classification and permitted uses. Location – Alameda, Málaga Alameda is an established traditional Spanish town in inland Málaga, offering a welcoming residential environment with shops, cafés, restaurants, schools and everyday amenities. The property is located near Calle Blas Infante, on the edge of the existing urban area. Its position offers access to the wider Antequera region and road connections towards Málaga, Córdoba, Granada and Seville. For developers seeking opportunities beyond the more expensive Costa del Sol land market, Alameda provides an alternative location for investigating affordable, modern family housing. Documented Planning History A comprehensive 17-page commercial dossier has been prepared, incorporating cadastral documentation, official planning maps, historical sector information and a municipal technical report. The documentation identifies the three principal land parcels within the historically designated residential sectors UR-4, UR-5 and UR-17. The historical planning framework for the three complete sectors identified a combined maximum of 288 dwellings. This figure applies to the complete sectors, not exclusively to the land offered for sale. The land is currently offered without completed urbanisation. Detailed development planning, infrastructure works, applicable land readjustment and the necessary approvals remain matters for the purchasing developer to investigate and progress. A Significant Opportunity for Developers and Investors With almost 6.9 hectares available through one coordinated acquisition, this is a substantial landholding with documented residential planning history and the potential for a strategically planned housing development. Asking Price: €1,200,000 for the complete four-parcel landholding. Full cadastral, historical planning and preliminary feasibility documentation is available to serious purchasers. Contact us to discuss the opportunity or request the detailed investment dossier. Royal Decree 218/2005 – Andalucía The advertised price excludes applicable purchase taxes, notary fees, Land Registry fees and other purchaser acquisition expenses. The planning information is based on historical documentation and is subject to independent verification. No final residential development, number of dwellings, detailed parcel allocation or building ?permission ?is ?represented ?as ?approved. Purchasers must ?obtain ?updated planning certification and undertake ?appropriate legal, ?technical and ?financial ?due diligence. This post may ?contain ?errors ?and ?is ?not ?legally ?binding.