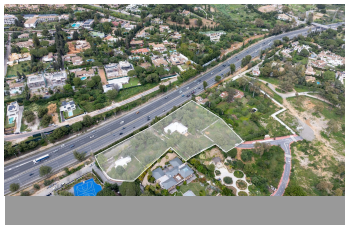
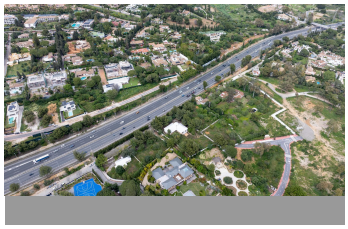
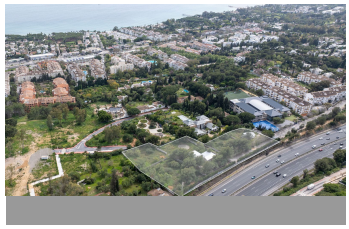
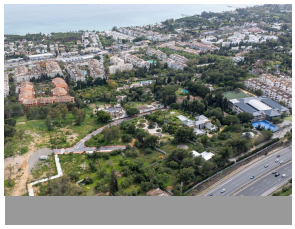
ALL IN
real estates



Residential Plot in The Golden Mile

Bedrooms	**0**	Bathrooms	**0**	Built	**6332m2**	Plot	**10800m2**

R5391094	**Residential Plot**	**The Golden Mile**	**9.500.000€**

Exclusive Plot for Sale. Marbella’s Golden Mile We present an exceptional investment opportunity in one of the most prestigious areas of Marbella. This property consists of a total land area of 9,260 m², resulting from expropriations on an original plot of 10,800 m². Of this surface, 6,332 m² are buildable, while the remaining area is allocated to roads and open spaces, in accordance with the Detailed Study and attached parceling plans. - 6 buildable plots, each approximately 1,000 m². - Buildability: 0.26 m²/m² | Maximum height: 7.5 meters - Ideal for luxury villas with an estimated value of €4–5 million each - Projected value of completed development: €24–30 million - Total land price: €9.5 million (€1,500/m²) Urban Planning Status: - Urbanization license (roads and utilities) currently in process, reducing buyer uncertainty and increasing land value. - The Town Hall will require a guarantee (approx. 7% of the construction budget). - Construction or sale is already possible on all plots, except those closest to the road, which are pending final boundary approval (expected shortly). - Noise barriers are currently being installed in the area, significantly enhancing the residential environment. Technical Project: - Managed by a renowned architect with ?extensive ?experience ?and ?direct ?communication with municipal ?technical ?staff. - Geotechnical study already underway, ?with expected ?ground conditioning ?work ?to be less intensive ?than ?in ?neighboring ?plots, ?reducing ?urbanization ?costs.

+34 952 939 460 · info@allinrealestates.com

Urbanización Playa Mijas 7, Mijas 29649, Málaga, España