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Residential Plot in Puerto Banús

Bedrooms	0	Bathrooms	0	Built	555m2	Plot	1587m2

R5263591 **Residential Plot** **Puerto Banús** **2.750.000€**

Prime Plot in Unbeatable Location – Walk to Puerto Banús in 3 Minutes Location, location, location. This exceptional plot is perfectly positioned next to the renowned La Sala and just a short 3-minute walk from the heart of Puerto Banús—placing beaches, luxury boutiques, restaurants, and nightlife right on your doorstep. A rare opportunity in one of Marbella's most in-demand areas, the plot offers the possibility to be divided into two parcels, allowing for the development of two individual villas—ideal for investors, developers, or private buyers looking to maximise value in a prime setting. The plot allows for a buildability of 30% of the land size, with a total construction density of 35%, plus an additional 50% permitted below ground level—perfect for basements, garages, leisure areas, or wellness spaces. Urban planning regulations include a 5-meter setback from the river and 3 meters from neighboring properties, ensuring both ?privacy ?and ?compliance. Opportunities ?like ?this—within walking distance ?to ?Puerto Banús—are extremely limited. A ?truly prime ?investment with ?outstanding ?potential in one of ?the ?Costa ?del ?Sol's ?most ?iconic ?locations.

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