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Residential Plot in San Pedro de Alcántara

Bedrooms	Bathrooms	Built	Plot
0	**0**	**0m2**	**1270m2**

R5541118	**Residential Plot**	**San Pedro de Alcántara**	**2.295.000€**

We are pleased to offer for sale a building plot of 1270 sqm, located just 500 metres from the sea in the Los Porqueroles residential area of San Pedro Alcántara. The plot enjoys an exceptionally peaceful location, just 750 metres from the town centre, within walking distance of two international schools and close to the seafront promenade stretching through the prestigious Puerto Banús and onwards to Marbella. Málaga International Airport is less than a 40-minute drive away. According to the current urban planning regulations, the plot allows for the construction of one or two detached villas, with a maximum permitted buildable area of 35% (445 sqm), distributed over the ground and first floors. In addition, a basement level may be constructed, with its floor area excluded from the aforementioned 35% limit. The minimum ?required ?setback ?from ?the ?plot boundaries is ?3 ?metres. The plot size of 1270 ?sqm can ?be increased ?or ?reduced upon request, with ?a ?corresponding ?adjustment ?to ?the ?purchase ?price.

+34 952 939 460 · info@allinrealestates.com

Urbanización Playa Mijas 7, Mijas 29649, Málaga, España