





MONTEJAQUE		SECTOR URBANIZABLE	UR-R-4
		Tipo de actuación	Suelo apto para ser urbanizado
		Objeto de actuación	Cesión /urbanización
		Sistema de actuación	Compensación
		Iniciativa	Privada
		Planeamiento	PPO y PU
		Densidad: Nº máx viviendas	35 viv/ha
		Nº máx. de viviendas	41
		Índice de edif.	0,6 m²t./m²s.
		Uso y edificación	Residencial. UNIF- AIS y AD
		Ordenanza	N2-N3



# Residential Plot in Ronda

Price **€ 1,360,000**

Plot Size

**5174 m²**

## SETTING

- ✓ Town
- ✓ Close To Schools
- ✓ Commercial Area
- ✓ Village

## ORIENTATION

- ✓ North West

## CATEGORY

- ✓ Bargain
- ✓ Cheap
- ✓ Distressed
- ✓ Golf
- ✓ Investment
- ✓ Luxury

## 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 m² 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 m² to 154 m²

Buildable area: 1.20 m²t/m²s

Fully defined lucrative use

Layout organised by block and road

### 1 PLOT FOR TERTIARY USE - 408.99 m²

Unique opportunity to establish:

Commercial premises

Services

Offices

Compatible tourist activity

With an outstanding buildable area of 1,684 m²t/m²s, 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 m²

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.

[View Property Online](#)

GALLERY

PARCELAS RESULTANTES						
PARCELA	PROPIETARIO	SUP. PARCELA (m2s)	IND. EDIF (m2t/m2s)	SUP. TECHO (m2)	COEF. PART. SUELO EDIF.(%)	COEF. PART. OBRAS URB.(%)
P01	EXMO. AYUNTAMIENTO DE MONTEJAQUE	150,13	1,200	180,16	2,901	0,000
P02	PROYECTO SERRANA DE RONDA XXI S.L.	146,82	1,200	176,18	2,837	3,350
P03	DÑA ANA REAL PINOS Y DÑA MARIA ROSA HIRALDO REAL	121,08	1,200	145,30	2,340	2,763
P04	PROYECTO SERRANA DE RONDA XXI S.L.	123,86	1,200	148,63	2,394	2,827
P05	DÑA ANA REAL PINOS Y DÑA MARIA ROSA HIRALDO REAL	121,08	1,200	145,30	2,340	2,763
P06	PROYECTO SERRANA DE RONDA XXI S.L.	123,86	1,200	148,63	2,394	2,827
P07	DÑA ANA REAL PINOS Y DÑA MARIA ROSA HIRALDO REAL	121,08	1,200	145,30	2,340	2,763
P08	PROYECTO SERRANA DE RONDA XXI S.L.	123,86	1,200	148,63	2,394	2,827
P09	DÑA ANA REAL PINOS Y DÑA MARIA ROSA HIRALDO REAL	121,08	1,200	145,30	2,340	2,763
P10	PROYECTO SERRANA DE RONDA XXI S.L.	123,86	1,200	148,63	2,394	2,827
P11	GARESCALAN CONSTRUCCIONES Y SERVICIOS S.L.	122,82	1,200	147,38	2,373	0,000
P12	PROYECTO SERRANA DE RONDA XXI S.L.	123,86	1,200	148,63	2,394	2,827
P13	GARESCALAN CONSTRUCCIONES Y SERVICIOS S.L.	122,82	1,200	147,38	2,373	0,000

ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)