



Planta cota +0.66m



ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Loft A			
Baño	3.09 m ²		
Dormitorio 1	12.32 m ²		
Salón-Comedor-Cocina	23.95 m ²		
	39.36 m ²	47.74 m ²	47.74 m ²
Loft B			
Baño 1	3.00 m ²		
Cocina	9.71 m ²		
Dispensa	2.42 m ²		
Distribuidor	0.77 m ²		
Dormitorio	12.27 m ²		
Salón-Comedor	16.78 m ²		
	44.95 m ²	55.88 m ²	55.88 m ²
Loft C (ESTUDIO)			
Baño	3.42 m ²		
Salón-Comedor-Cocina-Dormitorio	32.88 m ²		
	36.30 m ²	38.33 m ²	38.33 m ²
Zonas comunes			
Ascensor	2.25 m ²	2.81 m ²	2.81 m ²
Escaleras	6.87 m ²	8.44 m ²	8.44 m ²

Residential Plot in San Pedro de Alcántara

Price **€ 920,000**

Build Size	820 m²
Plot Size	1016 m²

Land Investment Opportunity in San Pedro de Alcántara

An excellent urban plot for sale in San Pedro de Alcántara, offering a fully feasible residential development according to current urban planning regulations.

The plot allows the construction of a multi-family residential building of up to 9 units, with an approximate buildable area of 820 m² and a total constructed surface close to 880 m², making it an ideal opportunity for developers and real estate investors.

The proposed development is based on a modern and highly demanded concept in the area, including:

Multi-level loft-style units.

One- and two-bedroom apartments.

Duplex penthouses with private terraces.

The design focuses on maximizing land profitability, natural light, functional layouts and product diversity, allowing the project to target different buyer profiles: permanent residence, second home or rental investment.

The surrounding area is a well-established urban environment, with immediate access to all essential services such as schools, green areas, shops, restaurants and main transport connections, ensuring strong demand and fast market absorption.

Key strengths of the asset:

Ready-to-develop urban land.

High buildability and full use of permitted parameters.

Product aligned with current market demand.

Strategic location within San Pedro de Alcántara.

Excellent return on investment potential.

A unique opportunity to develop an attractive residential project in one of the fastest-growing areas of the Costa del Sol.

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GALLERY

Planta cota -1.21m

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Loft A			
Sala multiusos A	11.07 m ²		
Gimnasio 1	15.13 m ²		
Aseo 1	1.38 m ²		
Baño 1	2.78 m ²		
	30.35 m ²	36.57 m ²	36.57 m ²
Loft B			
Baño 2	3.97 m ²		
Distribuidor	2.26 m ²		
Sala multiusos B	12.79 m ²		
Gimnasio 1	14.12 m ²		
	33.14 m ²	41.83 m ²	41.83 m ²
Loft C (ESTUDIO)			
Sala multiusos C	10.26 m ²		
Aseo 2	1.71 m ²		
Dispensa	1.27 m ²		
	13.23 m ²	16.24 m ²	16.24 m ²
TOTAL POR PLANTAS	76.72 m²	94.64 m²	94.64 m²

Planta primera

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 1ªA			
Dormitorio 1	13.21 m ²		
Dormitorio 2	11.65 m ²		
Salón-Comedor-Cocina	29.52 m ²		
Baño	4.19 m ²		
Aseo	2.40 m ²		
Hall	3.33 m ²		
Vestidor	4.29 m ²		
Distribuidor	3.28 m ²		
SUP. CERRADA	71.87 m ²	86.81 m ²	86.81 m ²
Balcón	1.56 m ²		
TERRAZA DESCUBIERTA	1.56 m ²	1.86 m ²	1.86 m ²
	73.42 m ²	88.67 m ²	88.67 m ²
Vivienda 1ªB			
Salón-Comedor-Cocina	29.44 m ²		
Baño	3.00 m ²		
Dormitorio 1	10.44 m ²		
Dormitorio 2	12.14 m ²		
Aseo	2.03 m ²		
Distribuidor	3.09 m ²		
SUP. CERRADA	60.14 m ²	73.57 m ²	73.57 m ²
Balcón	1.47 m ²		
TERRAZA DESCUBIERTA	1.47 m ²	1.64 m ²	1.64 m ²
	61.60 m ²	75.20 m ²	75.20 m ²
Zonas comunes			

Planta segunda

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 2ªA			
Dormitorio 1	12.86 m ²		
Salón-Comedor	21.94 m ²		
Cocina	6.66 m ²		
Baño	3.73 m ²		
Hall	4.00 m ²		
Distribuidor	2.05 m ²		
Aseo	2.14 m ²		
SUP. CERRADA	53.38 m ²	66.54 m ²	66.54 m ²
Terraza	17.31 m ²	20.58 m ²	0.00 m ²
Balcón	0.99 m ²	1.23 m ²	0.00 m ²
TERRAZA DESCUBIERTA	18.30 m ²	21.81 m ²	0.00 m ²
	71.68 m ²	88.35 m ²	66.54 m ²
Vivienda 2ªB			
Dormitorio 2	12.15 m ²		
Baño	3.00 m ²		
Dormitorio 1	10.44 m ²		
Distribuidor	3.09 m ²		
Salón-Cocina	29.44 m ²		
Aseo	2.01 m ²		
SUP. CERRADA	60.12 m ²	73.56 m ²	73.56 m ²
Balcón	1.58 m ²		
TERRAZA DESCUBIERTA	1.58 m ²	1.64 m ²	0.00 m ²
	61.70 m ²	75.19 m ²	73.56 m ²
Zonas comunes			
Distribuidor edificio	8.00 m ²	9.54 m ²	9.54 m ²
Ascensor	2.25 m ²	2.81 m ²	2.81 m ²
Escala	6.36 m ²	8.05 m ²	8.05 m ²
SUP. CERRADA	16.61 m ²	20.40 m ²	20.40 m ²

Planta tercera

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3ªA			
Aseo	2.06 m ²		
Hall	3.06 m ²		
Salón-Cocina	26.68 m ²		
SUP. CERRADA	31.80 m ²	39.33 m ²	39.33 m ²
Balcón	1.92 m ²	2.35 m ²	0.00 m ²
TERRAZA DESCUBIERTA	33.72 m ²	41.68 m ²	39.33 m ²
Vivienda 3ªB			
Aseo	2.03 m ²		
Baño	3.00 m ²		
Distribuidor	3.04 m ²		
Dormitorio 1	10.44 m ²		
Dormitorio 2	12.15 m ²		
Salón-comedor-cocina	29.49 m ²		
SUP. CERRADA	60.15 m ²	73.19 m ²	73.19 m ²
Balcón	0.93 m ²		
TERRAZA DESCUBIERTA	0.93 m ²	0.98 m ²	0.00 m ²
	61.08 m ²	74.17 m ²	73.19 m ²
Zonas comunes			
Ascensor	2.25 m ²	2.81 m ²	2.81 m ²
Distribuidor	7.04 m ²	9.61 m ²	9.61 m ²
Escala	6.36 m ²	7.99 m ²	7.99 m ²
SUP. CERRADA	15.64 m ²	27.64 m ²	27.64 m ²
Instalaciones-Tendederos	21.89 m ²		
TERRAZA DESCUBIERTA	21.89 m ²		
	37.54 m ²		
TOTAL	132.34 m²	163.89 m²	160.56 m²

Planta bajo cubierta

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3ªA			
Dormitorio principal	12.98 m ²		
Aseo	3.27 m ²		
SUP. CERRADA	16.25 m ²	18.52 m ²	18.52 m ²
Vivienda 3ªB			
Dormitorio principal	16.80 m ²		
Baño	4.25 m ²		
SUP. CERRADA	21.05 m ²	24.69 m ²	24.69 m ²
Terraza	7.83 m ²		
TERRAZA DESCUBIERTA	7.83 m ²	10.66 m ²	0.00 m ²
	28.88 m ²	35.35 m ²	24.69 m ²
Zonas comunes			
Ascensor	2.25 m ²		
SUP. CERRADA	2.25 m ²	2.76 m ²	2.76 m ²
	2.25 m ²	2.76 m ²	2.76 m ²
	47.38 m ²	56.63 m ²	45.97 m ²

Nº TOTAL DE VIVIENDAS: 9

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