



# Residential Plot in Alora

Price € 980,000

Build Size	5366 m <sup>2</sup>
Plot Size	14310 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Close To Town
- ✓ Mountain Pueblo
- ✓ Close To Schools
- ✓ Close To Shops
- ✓ Urbanisation

## ORIENTATION

- ✓ East
- ✓ West

## CONDITION

- ✓ Excellent

## VIEWS

- ✓ Mountain
- ✓ Urban
- ✓ Country
- ✓ Panoramic

## PARKING

- ✓ Street
- ✓ More Than One
- ✓ Communal

## CATEGORY

- ✓ Investment
- ✓ Off Plan

## INVESTMENT LAND FOR SALE - RESIDENTIAL DEVELOPMENT PROJECT IN ÁLORA

In the charming and rapidly growing town of Álora, this well-located development plot is offered for sale, ideally suited for residential project development.

Situated just 30 minutes from Málaga, and surrounded by nature and tranquility, the location offers the perfect balance between a peaceful living environment and excellent access to the city and coastline.

The plot provides a total development capacity of 49 terraced houses (townhouses), distributed across several building zones. Thanks to favorable urban planning parameters and an efficient subdivision layout, this represents an excellent opportunity for developers seeking both scale and return.

### Key Features:

- Total plot area: 4,582.52 m<sup>2</sup>
- Total buildable area: 5,366.61 m<sup>2</sup>
- Total actual land area: 8,944.35 m<sup>2</sup>
- Number of units: 49 townhouses
- Building typology: Ground floor + 1 (B+1)

Buildability ratio: up to 1.4860 m<sup>2</sup>t/m<sup>2</sup>s

Parking: 31 parking spaces + 2 accessible (disabled) spaces

Distribution per zone:

5 units - 641.57 m<sup>2</sup>

7 units - 884.25 m<sup>2</sup>

4 units - 505.20 m<sup>2</sup>

26 units - 2,397.34 m<sup>2</sup>

7 units - 938.25 m<sup>2</sup>

Project Highlights:

Strategic location close to Málaga with excellent connectivity

Peaceful natural surroundings offering high living quality

Ready for development in accordance with current planning regulations

Efficient project scale for a mid-sized residential scheme

Adequate parking infrastructure, including accessible spaces

Ideal for family-oriented housing with strong lifestyle appeal

This project combines efficient density with an attractive residential concept in a green setting, making it highly suitable for both sales and rental strategies.

For further information, plans, or to discuss development potential, contact us

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