



PARCELA 1

Superficie de la parcela: 3.854,34 m²
Edificabilidad: 2.698,04 m² (0,7 m²/m²s)
Proyecto: 14 viviendas (promedio de 210,43 m²), 10 terrazas, 28 garajes, 14 trasteros (5.332,17 m² en total) + Amenities

Atractivo: Proyecto boutique de lujo con planes existentes, ideal para una rápida



PARCELA 2

Superficie de la parcela: 16.487 m²
Edificabilidad: 9.579,08 m²/m²s.
Proyecto: 46 viviendas (promedio de 222,60 m²), 46 terrazas, 110 garajes, 80 trasteros (22.050,72 m² en total).
Zonificación: 50% de ocupación, 2 plantas + ático (7 m), residencial con un 25% de usos complementarios. máximo de viviendas 84.
Atractivo: Proyecto de alta densidad de



Residential Plot in Sierra Blanca

Price **€ 6,600,000**

Build Size

12277 m²

Plot Size

32618 m²

SETTING

- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest

ORIENTATION

- ✓ South

CONDITION

- ✓ New Construction

CATEGORY

- ✓ Bargain
- ✓ Beachfront
- ✓ Cheap
- ✓ Distressed
- ✓ Golf
- ✓ Investment
- ✓ Luxury
- ✓ Off Plan
- ✓ With Planning Permission

****EXCLUSIVE INVESTMENT OPPORTUNITY | SIERRA BLANCA COUNTRY CLUB | MARBELLA****

****Luxury Residential Development with Planning Permission, Construction Underway and Over 12,277 m² of Buildable Area, Just 10 Minutes from Puerto Banús****

One of the last opportunities to acquire a large-scale residential development in the Marbella area.

An exceptional real estate investment opportunity comprising ****two urban development plots**** located within the prestigious ****Sierra Blanca Country Club****, a private gated community with 24-hour security, just ****10 minutes** from Puerto Banús and Marbella******.

The asset benefits from an ****approved development project, valid planning permission and construction already underway (Work in Progress)****, representing a significant competitive advantage by substantially reducing development timelines, minimizing execution risk and accelerating the delivery and commercialization of the final product.

With a ****total land area of 20,341 m^{2**}** and a ****combined buildable area of 12,277 m^{2**}**, this opportunity is ideally suited for developers, private investors, family offices and institutional funds seeking a mature investment with significant value creation potential.

The location offers complete privacy, a natural environment and breathtaking panoramic views over the Mediterranean Sea, La Concepción Reservoir and the Sierra de las Nieves Natural Park, making it one of the most attractive luxury residential destinations on the Costa del Sol.

Key Investment Highlights

- * **Total Land Area:** 20,341 m²
- * **Total Buildable Area:** 12,277 m²
- * Approved Development Project
- * Valid Planning Permission
- * Construction Already Underway (Work in Progress)
- * Private Gated Community with 24-Hour Security
- * Excellent Access to Marbella and Puerto Banús
- * Spectacular Panoramic Sea and Mountain Views

Plot 1

- * **Land Area:** 3,854 m²
- * **Buildable Area:** 2,698 m²
- * Development for **14 luxury residences**
- * 28 underground parking spaces
- * 14 storage rooms
- * Spacious terraces
- * Premium communal areas and amenities

A boutique luxury development with significant progress already completed, allowing for rapid completion and commercialization.

Plot 2

- * **Land Area:** 16,487 m²
- * **Buildable Area:** 9,579 m²
- * Development for **46 luxury residences**
- * Potential to develop up to **84 residential units**, subject to final planning regulations
- * 110 underground parking spaces
- * 80 storage rooms

One of the very few remaining opportunities to create a landmark luxury residential community on the Costa del Sol.

Investment Opportunity

The scarcity of prime residential land in Marbella, combined with the continuous growth in international demand for luxury properties, positions this asset as an outstanding opportunity for developers, private equity firms, family offices and institutional investors.

The combination of an **approved project, planning permission and construction already underway** significantly reduces development risk, shortens execution times and accelerates investment returns.

Its size, location and advanced stage of development make this one of the most attractive residential investment opportunities currently available on the Costa del Sol.

Asking Price

****€6,600,000****

Additional Information

Technical documentation, approved project, planning permission, cadastral and land registry information, Due Diligence documentation and financial information are available to qualified purchasers upon execution of a ****Non-Disclosure Agreement (NDA)****.

****Exclusive Sales Mandate.****

****Enquiries are invited exclusively from qualified developers, investment funds, family offices and private investors. Intermediaries without a formal buyer mandate will not be considered.****

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