



# Residential Plot in The Golden Mile

Price **€ 9,500,000**

Build Size	<b>6332 m<sup>2</sup></b>
Plot Size	<b>17132 m<sup>2</sup></b>

## SETTING

- ✓ Suburban
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

## CONDITION

- ✓ Good

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Urban
- ✓ Street

## CATEGORY

- ✓ Investment

## Exclusive Plot for Sale. Marbella's Golden Mile

We present an exceptional investment opportunity in one of the most prestigious areas of Marbella. This property consists of a total land area of 9,260 m<sup>2</sup>, resulting from expropriations on an original plot of 10,800 m<sup>2</sup>. Of this surface, 6,332 m<sup>2</sup> are buildable, while the remaining area is allocated to roads and open spaces, in accordance with the Detailed Study and attached parceling plans.

- 6 buildable plots, each approximately 1,000 m<sup>2</sup>.
- Buildability: 0.26 m<sup>2</sup>/m<sup>2</sup> | Maximum height: 7.5 meters
- Ideal for luxury villas with an estimated value of €4-5 million each
- Projected value of completed development: €24-30 million
- Total land price: €9.5 million (€1,500/m<sup>2</sup>)

## Urban Planning Status:

- Urbanization license (roads and utilities) currently in process, reducing buyer uncertainty and increasing land value.
- The Town Hall will require a guarantee (approx. 7% of the construction budget).
- Construction or sale is already possible on all plots, except those closest to the road, which are pending final boundary approval (expected shortly).
- Noise barriers are currently being installed in the area, significantly enhancing the residential environment.

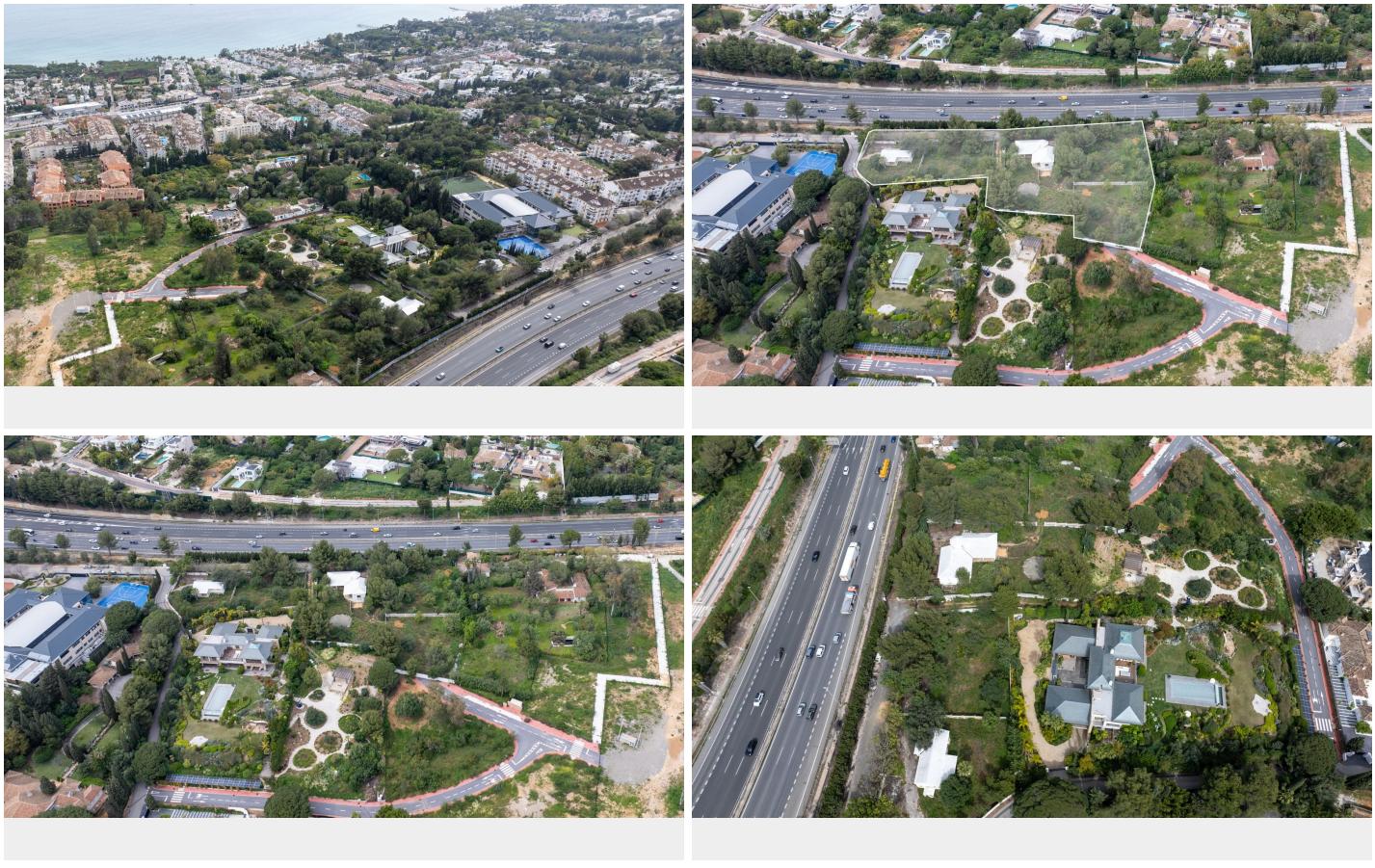
## Technical Project:

- Managed by a renowned architect with extensive experience and direct communication with municipal technical staff.

- Geotechnical study already underway, with expected ground conditioning work to be less intensive than in neighboring plots, reducing urbanization costs.

[View Property Online](#)

## GALLERY



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