



Planta cota +0.66m

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

Planta primera

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



Planta cota -1.21m

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

# Residential Plot in San Pedro de Alcántara

Price **€ 920,000**

Build Size	<b>820 m<sup>2</sup></b>
Plot Size	<b>1016 m<sup>2</sup></b>

## 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 m<sup>2</sup> and a total constructed surface close to 880 m<sup>2</sup>, 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 segunda

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
<b>Vivienda 2ªA</b>			
Dormitorio 1	12,86 m <sup>2</sup>		
Salón-C comedor	21,94 m <sup>2</sup>		
Cocina	6,66 m <sup>2</sup>		
Baño	3,73 m <sup>2</sup>		
Hall	4,00 m <sup>2</sup>		
Distribuidor	2,05 m <sup>2</sup>		
Aseo	2,14 m <sup>2</sup>		
<b>SUP. CERRADA</b>	<b>53,38 m<sup>2</sup></b>	<b>66,54 m<sup>2</sup></b>	<b>66,54 m<sup>2</sup></b>
<b>TERRAZA DESCUBIERTA</b>			
Terraza	17,31 m <sup>2</sup>	20,58 m <sup>2</sup>	0,00 m <sup>2</sup>
Balcón	0,99 m <sup>2</sup>	1,23 m <sup>2</sup>	0,00 m <sup>2</sup>
<b>TERRAZA DESCUBIERTA</b>	<b>18,30 m<sup>2</sup></b>	<b>21,81 m<sup>2</sup></b>	<b>0,00 m<sup>2</sup></b>
<b>TERRAZA DESCUBIERTA</b>	<b>71,68 m<sup>2</sup></b>	<b>88,35 m<sup>2</sup></b>	<b>66,54 m<sup>2</sup></b>
<b>Vivienda 2ªB</b>			
Dormitorio 2	12,15 m <sup>2</sup>		
Baño	3,00 m <sup>2</sup>		
Dormitorio 1	10,44 m <sup>2</sup>		
Distribuidor	3,09 m <sup>2</sup>		
Salón-Cocina	29,44 m <sup>2</sup>		
Aseo	2,01 m <sup>2</sup>		
<b>SUP. CERRADA</b>	<b>60,12 m<sup>2</sup></b>	<b>73,56 m<sup>2</sup></b>	<b>73,56 m<sup>2</sup></b>
Balcón	1,58 m <sup>2</sup>		
<b>TERRAZA DESCUBIERTA</b>	<b>1,58 m<sup>2</sup></b>	<b>1,64 m<sup>2</sup></b>	<b>0,00 m<sup>2</sup></b>
<b>TERRAZA DESCUBIERTA</b>	<b>61,70 m<sup>2</sup></b>	<b>75,19 m<sup>2</sup></b>	<b>73,56 m<sup>2</sup></b>
<b>Zonas comunes</b>			
Distribuidor edificio	8,00 m <sup>2</sup>	9,54 m <sup>2</sup>	9,54 m <sup>2</sup>
Ascensor	2,25 m <sup>2</sup>	2,81 m <sup>2</sup>	2,81 m <sup>2</sup>
Escalera	6,36 m <sup>2</sup>	8,05 m <sup>2</sup>	8,05 m <sup>2</sup>
<b>SUP. CERRADA</b>	<b>16,61 m<sup>2</sup></b>	<b>20,40 m<sup>2</sup></b>	<b>20,40 m<sup>2</sup></b>

Planta bajo cubierta

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
<b>Vivienda 3ªA</b>			
Dormitorio principal	12,98 m <sup>2</sup>		
Aseo	3,27 m <sup>2</sup>		
<b>SUP. CERRADA</b>	<b>16,25 m<sup>2</sup></b>	<b>18,52 m<sup>2</sup></b>	<b>18,52 m<sup>2</sup></b>
<b>Vivienda 3ªB</b>			
Dormitorio principal	16,80 m <sup>2</sup>		
Baño	4,25 m <sup>2</sup>		
<b>SUP. CERRADA</b>	<b>21,05 m<sup>2</sup></b>	<b>24,69 m<sup>2</sup></b>	<b>24,69 m<sup>2</sup></b>
Terraza	7,83 m <sup>2</sup>		
<b>TERRAZA DESCUBIERTA</b>	<b>7,83 m<sup>2</sup></b>	<b>10,66 m<sup>2</sup></b>	<b>0,00 m<sup>2</sup></b>
<b>TERRAZA DESCUBIERTA</b>	<b>28,88 m<sup>2</sup></b>	<b>35,35 m<sup>2</sup></b>	<b>24,69 m<sup>2</sup></b>
<b>Zonas comunes</b>			
Ascensor	2,25 m <sup>2</sup>	2,76 m <sup>2</sup>	2,76 m <sup>2</sup>
<b>SUP. CERRADA</b>	<b>2,25 m<sup>2</sup></b>	<b>2,76 m<sup>2</sup></b>	<b>2,76 m<sup>2</sup></b>
<b>SUP. CERRADA</b>	<b>47,38 m<sup>2</sup></b>	<b>56,63 m<sup>2</sup></b>	<b>45,97 m<sup>2</sup></b>

Nº TOTAL DE VIVIENDAS: 9

Planta tercera

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
<b>Vivienda 3ªA</b>			
Aseo	2,06 m <sup>2</sup>		
Hall	3,06 m <sup>2</sup>		
Salón-Cocina	26,68 m <sup>2</sup>		
<b>SUP. CERRADA</b>	<b>31,80 m<sup>2</sup></b>	<b>39,33 m<sup>2</sup></b>	<b>39,33 m<sup>2</sup></b>
Balcón	1,92 m <sup>2</sup>		
<b>TERRAZA DESCUBIERTA</b>	<b>1,92 m<sup>2</sup></b>	<b>2,35 m<sup>2</sup></b>	<b>0,00 m<sup>2</sup></b>
<b>TERRAZA DESCUBIERTA</b>	<b>33,72 m<sup>2</sup></b>	<b>41,68 m<sup>2</sup></b>	<b>39,33 m<sup>2</sup></b>
<b>Vivienda 3ªB</b>			
Aseo	2,03 m <sup>2</sup>		
Baño	3,00 m <sup>2</sup>		
Distribuidor	3,04 m <sup>2</sup>		
Dormitorio 1	10,44 m <sup>2</sup>		
Dormitorio 2	12,15 m <sup>2</sup>		
Salón-comedor-cocina	29,49 m <sup>2</sup>		
<b>SUP. CERRADA</b>	<b>60,15 m<sup>2</sup></b>	<b>73,19 m<sup>2</sup></b>	<b>73,19 m<sup>2</sup></b>
Balcón	0,93 m <sup>2</sup>		
<b>TERRAZA DESCUBIERTA</b>	<b>0,93 m<sup>2</sup></b>	<b>0,98 m<sup>2</sup></b>	<b>0,00 m<sup>2</sup></b>
<b>TERRAZA DESCUBIERTA</b>	<b>61,08 m<sup>2</sup></b>	<b>74,17 m<sup>2</sup></b>	<b>73,19 m<sup>2</sup></b>
<b>Zonas comunes</b>			
Ascensor	2,25 m <sup>2</sup>	2,81 m <sup>2</sup>	2,81 m <sup>2</sup>
Distribuidor	7,04 m <sup>2</sup>	9,61 m <sup>2</sup>	9,61 m <sup>2</sup>
Escalera	6,36 m <sup>2</sup>	7,99 m <sup>2</sup>	7,99 m <sup>2</sup>
<b>SUP. CERRADA</b>	<b>15,64 m<sup>2</sup></b>	<b>27,64 m<sup>2</sup></b>	<b>27,64 m<sup>2</sup></b>
Instalaciones-Tendederos	21,89 m <sup>2</sup>		
<b>TERRAZA DESCUBIERTA</b>	<b>21,89 m<sup>2</sup></b>		
<b>TERRAZA DESCUBIERTA</b>	<b>37,54 m<sup>2</sup></b>		
<b>TOTAL</b>	<b>132,34 m<sup>2</sup></b>	<b>163,89 m<sup>2</sup></b>	<b>160,56 m<sup>2</sup></b>



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