



# Residential Plot in Marbella

Price **€ 1,400,000**

Build Size

**198 m<sup>2</sup>**

Plot Size

**562 m<sup>2</sup>**

## SETTING

✓ Town

✓ Commercial Area

✓ Close To Sea

## ORIENTATION

✓ North

Prime Residential & Commercial Development Plot in Marbella Center

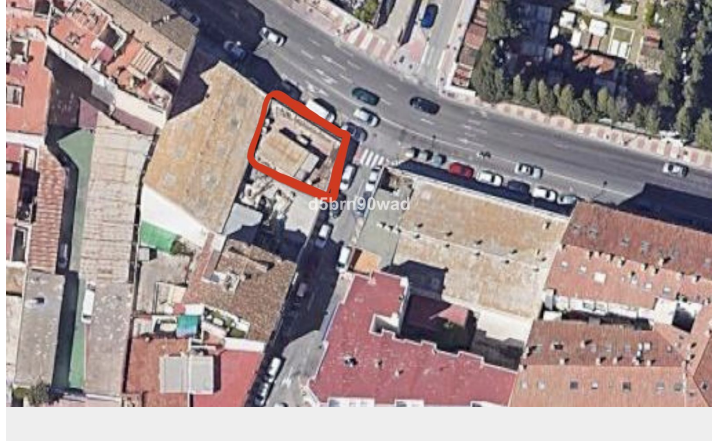
Perfectly positioned within a consolidated urban enclave in the heart of Marbella center, this flat development plot of 364.89 m<sup>2</sup> presents an exceptional opportunity for developers. As outlined in the technical documentation and layout maps in g, the plot is currently occupied by a single-story commercial structure designated for demolition. The land holds a premium classification as Consolidated Urban Land (Suelo Urbano Consolidado) under MC-1 closing block zoning rules, allowing for multi-family residential construction.

According to the approved development framework, the plot yields a total built area above ground of 1,291.19 m<sup>2</sup>. The architectural design hypothesis optimizes this footprint into a multi-story building featuring 12 residential apartments, 13 underground garage spaces, and a ground-floor commercial unit of 284.89 m<sup>2</sup>. Located in a high-demand zone with excellent infrastructure and nearby services, this project promises high commercial viability. For full technical details, urban building coefficients, and project dossiers, please contact us directly.

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## GALLERY

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Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)