

Sales - Plot - Elviria  
**690.000€**

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**Elviria**

**Plot**



**4392 m2**

Plot of urban land located in Elviria Sur sector, according to the General Urban Development Plan (PGOU) of the municipality of Marbella. The land is classified for exempt single-family residential use (UE4) with a buildability of 0.30 m<sup>2</sup>/m<sup>2</sup>, and a maximum buildable area of 1,317.68 m<sup>2</sup>. The plot has a total area of 4,392.27 m<sup>2</sup>. The plot is finalist land, ready for construction, with the possibility of developing up to four villas. Location: southern area of Elviria, near the golf course. Urban Parameters: Characteristic use: Single-family residential. Maximum construction height: PB + 1 (ground floor + one floor) or up to 7.5 m. Buildability: 0.30. Maximum occupancy: 25% of the plot. Setbacks: 3 m to the public and private limits on the ground floor and 5 m on the upper floor. Minimum plot area: 1,000 m<sup>2</sup>. This plot represents an excellent investment opportunity in the sought-after area of Elviria, ideal for the construction of luxury villas close to recreational areas and golf courses.