

Продажа - Участок - Elviria
690.000€



Ref.-ID: MIBGR4879918

Elviria

Участок



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 m²/m², and a maximum buildable area of 1,317.68 m². The plot has a total area of 4,392.27 m². 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 m². 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.