




**Ref.-ID: MIBGR4835194**

**Elviria**

**Участок**

 **329 m2**

 **1100 m2**

Plot for Construction in Elviria Sur, Marbella For sale, an urban plot of 1.100 S/m<sup>2</sup>, located in the prestigious area of Elviria Sur, in the municipality of Marbella, near the golf course. Urban Parameters: - Buildability: 0.30 m<sup>2</sup> of built area per 1 m<sup>2</sup> of land. - Maximum height allowed: ground floor + 1 floor (up to 7.5 m). - Maximum land occupation: 25% of the plot area. - Setbacks: 3 m from public and private boundaries, and 5 m from private boundaries on the upper floor. Characteristic Use: The plot is designated for **\*\*residential use\*\***, with the potential to build **\*\*1 luxury villa\*\***. The land offers excellent investment conditions, with easy access to nearby attractions such as the golf course, and a prime location near Marbella's urban infrastructure. This is an exceptional investment opportunity for developers looking to build modern and spacious villa in one of the most sought-after areas of the Costa del Sol.

**Расположение**

- ✓ Первая линия гольфа
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Рядом с лесом

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**ВИД**

- ✓ Море
- ✓ Гольф