

## Продажа - Участок - Эстерона

# 1.750.000€

**Эстерона**

**Участок**



**3212 m2**

Located on a plot of 3,212 m2, this land is classified as sectorized and planned urbanizable land, with a specific designation as a Community Equipment Zone. Designed for social benefit, its utilization and use are intended for social facilities, offering extraordinary potential for the development of enriching projects. The maximum buildable surface of 3,212 m2 allows for the realization of an ambitious vision that has been carefully studied. This land has been considered for three possible uses, each of which has been meticulously planned: Senior Apartments: A proposal that includes assisted living units with a Day Center, fostering a safe and welcoming environment for the elderly. Geriatric Residence: Designed with a hospital focus, this option offers facilities that meet the highest standards of care and comfort for the geriatric population. Student Residence: A vibrant alternative that seeks to provide an optimal space for the academic and personal development of students. Each option contemplates a building of three floors in height, in addition to an underground floor, strictly complying with the Community Equipment regulations by maintaining a separation of 5.00 meters from the boundaries. This approach ensures a harmonious integration into the surrounding environment. This initial proposal serves as a solid foundation for the future development of the project, incorporating formal, functional, and aesthetic design that will adapt to the specific needs of the promoter. Additionally, the context of the surroundings is taken into account, ensuring that the project not only meets the highest standards but also integrates harmoniously and sustainably into the surrounding community. Do not miss this wonderful opportunity. If you have any questions, please do not hesitate to contact us; we will be happy to assist you.

### **ОРИЕНТАЦИЯ**

- ✓ Запад

### **Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

### **Категория**

- ✓ Выгодное предложение
- ✓ Дешевая
- ✓ Инвестиции
- ✓ Элитная



PLANO PGOU 1994 ESTEPOÑA.  
 FINCA VII USO EQUIPAMIENTO SOCIAL. SUPERFICIE 3.212 m<sup>2</sup>



PLANO SEGÚN CATASTRO.



SUPERPOSICIÓN ESTIMADA DE PARCELA DEFINIDA EN PGOU  
 SOBRE ORTOFOTO Y CARTOGRAFÍA CATASTRAL.





| SUP. CONSTRUIDAS |                 |                 |
|------------------|-----------------|-----------------|
| PLANTA           | SUP. CONSTRUIDA | SUP. CONSTRUIDA |
| PLANTA BAJA      | 11.00,00        | 11.00,00        |
| PLANTA PRIMERA   | 11.00,00        | 11.00,00        |
| PLANTA SEGUNDA   | 11.00,00        | 11.00,00        |
| PLANTA TERCERA   | 11.00,00        | 11.00,00        |
| TOTAL            | 44,00,00        | 44,00,00        |



| SUP. UTA | SUP. COSTR. |
|----------|-------------|
| 11,00    | 11,00       |
| 11,00    | 11,00       |
| 11,00    | 11,00       |
| 11,00    | 11,00       |
| 44,00    | 44,00       |



| SUP. CONSTRUIDAS |                 |                 |
|------------------|-----------------|-----------------|
| PLANTA           | SUP. CONSTRUIDA | SUP. CONSTRUIDA |
| PLANTA BAJA      | 11.00,00        | 11.00,00        |
| PLANTA PRIMERA   | 11.00,00        | 11.00,00        |
| PLANTA SEGUNDA   | 11.00,00        | 11.00,00        |
| PLANTA TERCERA   | 11.00,00        | 11.00,00        |
| TOTAL            | 44,00,00        | 44,00,00        |



| SUP. CONSTRUIDAS |                  |                  |
|------------------|------------------|------------------|
| PLANTA           | SUP. CONSTRUIDAS | SUP. CONSTRUIDAS |
| PLANTA PRIMERA   | 1140,00          | 1140,00          |
| PLANTA SEGUNDA   | 1140,00          | 1140,00          |
| TOTAL            | 2280,00          | 2280,00          |



| SUP. UTL. | SUP. COCIN. |
|-----------|-------------|
| 10,00     | 10,00       |

| SUP. UTL. |
|-----------|
| 11        |
| 11        |
| 11        |
| 75        |



| SUP. CONSTRUIDAS |                  |                  |
|------------------|------------------|------------------|
| PLANTA           | SUP. CONSTRUIDAS | SUP. CONSTRUIDAS |
| PLANTA PRIMERA   | 1140,00          | 1140,00          |
| PLANTA SEGUNDA   | 1140,00          | 1140,00          |
| TOTAL            | 2280,00          | 2280,00          |



| SUP. UTL. | SUP. COCIN. |
|-----------|-------------|
| 10,00     | 10,00       |

| SUP. UTL. |
|-----------|
| 11        |
| 11        |
| 11        |
| 75        |

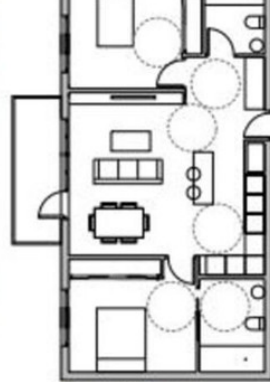


| SUP. CONSTRUIDAS |                 |                 |
|------------------|-----------------|-----------------|
| PLANTA           | SUP. CONSTRUIDA | SUP. COMPUTABLE |
| PLANTA BAJA      | 1.000,00        | 1.000,00        |
| PLANTA PRIMERA   | 1.000,00        | 1.000,00        |
| PLANTA SEGUNDA   | 1.000,00        | 1.000,00        |
| TOTAL            | 3.000,00        | 3.000,00        |

| TIPO ÁREA | SUP. ÚTIL | SUP. EDIFICIO |
|-----------|-----------|---------------|
| ÁMBULO    | 10.00     | 10.00         |
| DEBIDA    | 10.00     | 10.00         |

|                | SUP. ÚTIL | SUP. EDIFICIO | SUP. TOTAL |
|----------------|-----------|---------------|------------|
| PLANTA BAJA    | 0         | 0             | 0          |
| PLANTA PRIMERA | 0         | 0             | 0          |
| PLANTA SEGUNDA | 0         | 0             | 0          |
| TOTAL          | 0         | 0             | 0          |



ESTUDIOS PREVIOS DE RESIDENCIAL DE VIV. TUTELADAS EN SUP-E-4 "DOS HERMANAS II", 20688. ESTEPOÑA, MÁLAGA

PLANO PLANTA BAJA



INGENIERO: MIGUEL ÁNGEL GARCÍA VILLAS. Dirección colegiada nº 1.621 CIMA-Málaga. Calle Camino Surco, nº 2. P.O. Estepóna, Málaga. 29082. Teléfono: 952 00 00 00. Email: miguel@cimamálaga.es

ESCALA 1:250



PLANO Nº 02



| SUP. CONSTRUIDAS |                 |                 |
|------------------|-----------------|-----------------|
| PLANTA           | SUP. CONSTRUIDA | SUP. COMPUTABLE |
| PLANTA BAJA      | 1.000,00        | 1.000,00        |
| PLANTA PRIMERA   | 1.000,00        | 1.000,00        |
| PLANTA SEGUNDA   | 1.000,00        | 1.000,00        |
| TOTAL            | 3.000,00        | 3.000,00        |

ESTUDIOS PREVIOS DE RESIDENCIAL DE VIV. TUTELADAS EN SUP-E-4 "DOS HERMANAS II", 20688. ESTEPOÑA, MÁLAGA

PLANO PLANTA SOTANO



INGENIERO: MIGUEL ÁNGEL GARCÍA VILLAS. Dirección colegiada nº 1.621 CIMA-Málaga. Calle Camino Surco, nº 2. P.O. Estepóna, Málaga. 29082. Teléfono: 952 00 00 00. Email: miguel@cimamálaga.es

ESCALA 1:250



PLANO Nº 03



| SUP. CONSTRUIDAS |                 |                 |
|------------------|-----------------|-----------------|
| PLANTA           | SUP. CONSTRUIDA | SUP. COMPLETADA |
| 01ª PLANTA       | 2.000,00        | 0,00            |
| 02ª PLANTA       | 2.000,00        | 2.000,00        |
| 03ª PLANTA       | 2.000,00        | 2.000,00        |
| 04ª PLANTA       | 2.000,00        | 2.000,00        |
| TOTAL            | 8.000,00        | 4.000,00        |

| TIPO HAB. | SUP. ÚTIL | SUP. COCOP. |
|-----------|-----------|-------------|
| INDIFER.  | 17,00     | 33,00       |
| DORMI.    | 17,00     | 33,00       |

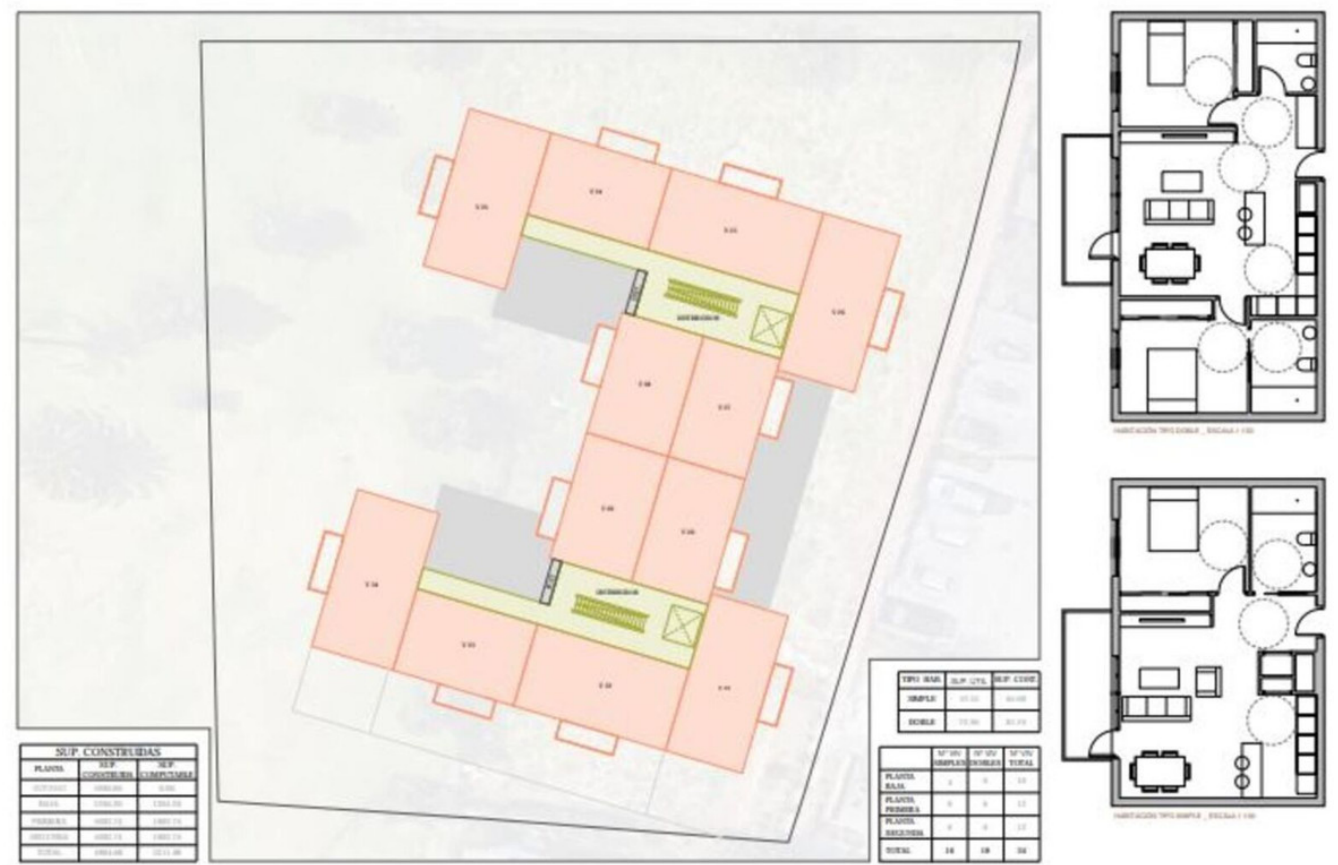
|                | Nº DE HABITACIONES | Nº DE VIVIENAS | Nº DE TOTAL |
|----------------|--------------------|----------------|-------------|
| PLANTA BARRIO  | 0                  | 0              | 00          |
| PLANTA PRIMERA | 0                  | 0              | 00          |
| PLANTA SEGUNDA | 0                  | 0              | 00          |
| TOTAL          | 00                 | 00             | 00          |

ESTUDIOS PREVIOS DE RESIDENCIAL DE VIV. TUTELADAS EN SUP-E-4 "DOS HERMANAS II", 29688. ESTEPONA, MÁLAGA

PLANO PLANTA PRIMERA

ESCALA 1:250

PLANO Nº 04



| SUP. CONSTRUIDAS |                 |                 |
|------------------|-----------------|-----------------|
| PLANTA           | SUP. CONSTRUIDA | SUP. COMPLETADA |
| 01ª PLANTA       | 2.000,00        | 0,00            |
| 02ª PLANTA       | 2.000,00        | 2.000,00        |
| 03ª PLANTA       | 2.000,00        | 2.000,00        |
| 04ª PLANTA       | 2.000,00        | 2.000,00        |
| TOTAL            | 8.000,00        | 4.000,00        |

| TIPO HAB. | SUP. ÚTIL | SUP. COCOP. |
|-----------|-----------|-------------|
| INDIFER.  | 17,00     | 33,00       |
| DORMI.    | 17,00     | 33,00       |

|                | Nº DE HABITACIONES | Nº DE VIVIENAS | Nº DE TOTAL |
|----------------|--------------------|----------------|-------------|
| PLANTA BARRIO  | 0                  | 0              | 00          |
| PLANTA PRIMERA | 0                  | 0              | 00          |
| PLANTA SEGUNDA | 0                  | 0              | 00          |
| TOTAL          | 00                 | 00             | 00          |

ESTUDIOS PREVIOS DE RESIDENCIAL DE VIV. TUTELADAS EN SUP-E-4 "DOS HERMANAS II", 29688. ESTEPONA, MÁLAGA

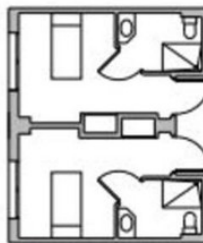
PLANO PLANTA SEGUNDA

ESCALA 1:250

PLANO Nº 05



| SUP. CONSTRUIDAS |                 |             |
|------------------|-----------------|-------------|
| PLANTA           | SUP. CONSTRUIDA | SUP. USABLE |
| PLANTA BAJA      | 1282,29         | 628,19      |
| SUELO            | 1282,29         | 1282,29     |
| TOTAL BAJA       | 2564,58         | 1910,48     |
| SUELO 1          | 1910,48         | 1910,48     |
| SUELO 2          | 1910,48         | 1910,48     |
| TOTAL            | 6385,54         | 5611,52     |



MOSTRACION TIPO SUELO B, ESCALA 1:100



MOSTRACION TIPO SUELO 1 Y SUELO 2, ESCALA 1:100

| TIPO SUELO | SUP. USABLE | SUP. CONSTR. |
|------------|-------------|--------------|
| SUELO      | 1910,48     | 3820,96      |
| SUELO 1    | 1910,48     | 3820,96      |
| SUELO 2    | 1910,48     | 3820,96      |

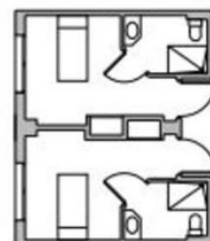
| TIPO SUELO      | Nº VIVIENAS | Nº VIVIENAS COMPLETAS | Nº VIVIENAS SIN COMPLETAR |
|-----------------|-------------|-----------------------|---------------------------|
| PLANTA BAJA     | 0           | 0                     | 0                         |
| PLANTA PRIMEIRA | 0           | 0                     | 0                         |
| PLANTA SEGUNDA  | 0           | 0                     | 0                         |
| TOTAL           | 0           | 0                     | 0                         |



| SUP. CONSTRUIDAS |                 |             |
|------------------|-----------------|-------------|
| PLANTA           | SUP. CONSTRUIDA | SUP. USABLE |
| SUELO 1          | 1282,29         | 628,19      |
| SUELO            | 1282,29         | 1282,29     |
| TOTAL BAJA       | 2564,58         | 1910,48     |
| SUELO 1          | 1910,48         | 1910,48     |
| SUELO 2          | 1910,48         | 1910,48     |
| TOTAL            | 6385,54         | 5611,52     |



| SUP. CONSTRUIDAS |                  |                   |
|------------------|------------------|-------------------|
| PLANTA           | SUP. CONSTRUIDAS | SUP. COMUNICABLES |
| 0000000          | 1200,00          | 0,00              |
| 0000000          | 1200,00          | 1000,00           |
| 0000000          | 1000,00          | 1000,00           |
| 0000000          | 1000,00          | 1000,00           |
| 0000000          | 1000,00          | 1000,00           |
| 0000000          | 1000,00          | 1000,00           |



ALBERCA (SUP. ALBERCA) - ESCALA 1:50



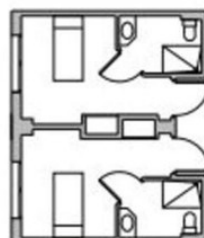
CASA DE BAÑO (SUP. CASA DE BAÑO) - ESCALA 1:50

| TIPO HAB. | SUP. UTL. | SUP. COCIN. |
|-----------|-----------|-------------|
| DORMIT.   | 10,00     | 10,00       |
| BANIO     | 10,00     | 10,00       |
| BANIO     | 10,00     | 10,00       |

|                | Nº HAB. | SUP. UTL. | SUP. COCIN. |
|----------------|---------|-----------|-------------|
| PLANTA ALBERCA | 1       | 1         | 1           |
| PLANTA PRIMERA | 10      | 10        | 10          |
| PLANTA SEGUNDA | 10      | 10        | 10          |
| TOTAL          | 21      | 21        | 21          |



| SUP. CONSTRUIDAS |                  |                   |
|------------------|------------------|-------------------|
| PLANTA           | SUP. CONSTRUIDAS | SUP. COMUNICABLES |
| 0000000          | 1200,00          | 0,00              |
| 0000000          | 1200,00          | 1000,00           |
| 0000000          | 1000,00          | 1000,00           |
| 0000000          | 1000,00          | 1000,00           |
| 0000000          | 1000,00          | 1000,00           |
| 0000000          | 1000,00          | 1000,00           |



ALBERCA (SUP. ALBERCA) - ESCALA 1:50



CASA DE BAÑO (SUP. CASA DE BAÑO) - ESCALA 1:50

| TIPO HAB. | SUP. UTL. | SUP. COCIN. |
|-----------|-----------|-------------|
| DORMIT.   | 10,00     | 10,00       |
| BANIO     | 10,00     | 10,00       |
| BANIO     | 10,00     | 10,00       |

|                | Nº HAB. | SUP. UTL. | SUP. COCIN. |
|----------------|---------|-----------|-------------|
| PLANTA ALBERCA | 1       | 1         | 1           |
| PLANTA PRIMERA | 10      | 10        | 10          |
| PLANTA SEGUNDA | 10      | 10        | 10          |
| TOTAL          | 21      | 21        | 21          |