

## 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 ESTEPCONA.  
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.







ESTUDIOS PREVIOS DE RESIDENCIA DE ESTUDIANTES EN SUP-E-4 'DOS HERMANAS I', 29658, ESTEPOÑA, MÁLAGA

PLANO PLANTA PRIMERA

ESCALA 1:250

PLANO Nº 12



ESTUDIOS PREVIOS DE RESIDENCIA DE ESTUDIANTES EN SUP-E-4 'DOS HERMANAS I', 29658, ESTEPOÑA, MÁLAGA

PLANO PLANTA SEGUNDA

ESCALA 1:250

PLANO Nº 13

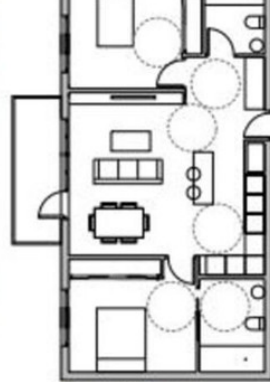


SUP. CONSTRUIDAS		
PLANTA	SUP. CONSTRUIDA	SUP. COMPUTABLE
PLANTA BAJA	1.000,00	1.000,00
PLANTA PRIMERA	1.000,00	1.000,00
PLANTA SEGUNDA	1.000,00	1.000,00
TOTAL	3.000,00	3.000,00

TIPO AREA	SUP. UTE.	SUP. EDIF.
IMPLA.	10.000,00	10.000,00
DEBLA.	10.000,00	10.000,00

	SUP. SUP. IMPLA. (M <sup>2</sup> )	SUP. SUP. DEBLA. (M <sup>2</sup> )	SUP. SUP. TOTAL (M <sup>2</sup> )
PLANTA BAJA	0	0	0
PLANTA PRIMERA	0	0	0
PLANTA SEGUNDA	0	0	0
TOTAL	0	0	0



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



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. UTE.	SUP. COOP.
INDIV.	27,25	20,00
TOTAL	75,00	61,25

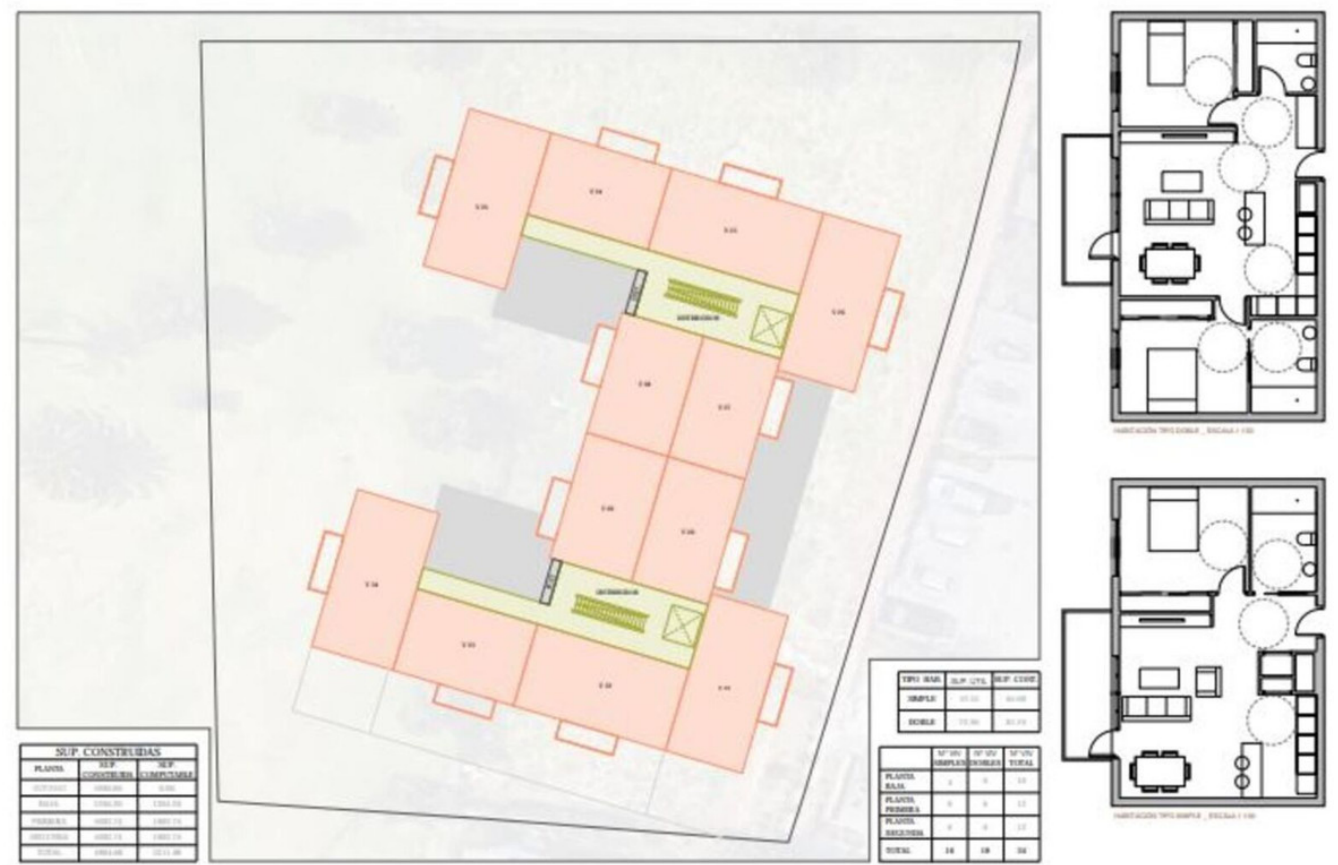
	Nº DE HABITACIONES	Nº DE VIVIENDAS	Nº DE TOTAL
PLANTA 01ª	0	0	00
PLANTA 02ª	0	0	00
PLANTA 03ª	0	0	00
TOTAL	0	0	00

ESTUDIOS PREVIOS DE RESIDENCIAL DE VIV. TUTELADAS EN SUP-E-4 "DOS HERMANAS II", 29688. ESTEPEÑA, 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. UTE.	SUP. COOP.
INDIV.	27,25	20,00
TOTAL	75,00	61,25

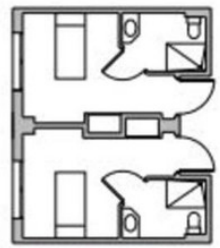
	Nº DE HABITACIONES	Nº DE VIVIENDAS	Nº DE TOTAL
PLANTA 01ª	0	0	00
PLANTA 02ª	0	0	00
PLANTA 03ª	0	0	00
TOTAL	0	0	00

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

PLANO PLANTA SEGUNDA

ESCALA 1:250

PLANO Nº 05



TIPO	NUM.	SUP. UTL.	SUP. CONSTR.
COMIDA	1	10,00	10,00
SAMPLE A	1	10,00	10,00
SAMPLE B	1	10,00	10,00

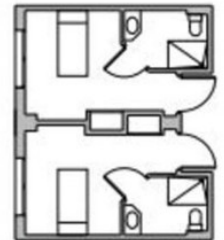
	Nº DE PUERTAS	Nº DE PUERTAS EMPUJADAS	Nº DE PUERTAS ABERTAS
PLANTA BAJA	0	0	0
PLANTA PRIMERA	0	0	0
PLANTA SEGUNDA	0	0	0
TOTAL	0	0	0



PLANTA	SUP. CONSTRUIDA	SUP. UTEILIZABLE
PLANTA BAJA	1000,00	1000,00
PLANTA PRIMERA	1000,00	1000,00
PLANTA SEGUNDA	1000,00	1000,00
TOTAL	3000,00	3000,00



SUP. CONSTRUIDAS		
PLANTA	SUP. CONSTRUIDAS	SUP. COMUNICACION
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00

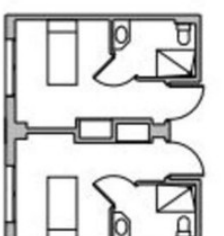


TIPO HAB.	SUP. UTL.	SUP. COMUN.
DORMITORIO	11.00	10.00
SALA COMUNICACION	10.00	10.00
SALA COMUNICACION	10.00	10.00

	Nº HAB.	SUP. UTL.	SUP. COMUN.
PLANTA BILIA	2	22.00	20.00
PLANTA PRIMERA	0	0.00	0.00
PLANTA SEGUNDA	0	0.00	0.00
TOTAL	2	22.00	20.00



SUP. CONSTRUIDAS		
PLANTA	SUP. CONSTRUIDAS	SUP. COMUNICACION
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00
0000000	1000.00	0.00



TIPO HAB.	SUP. UTL.	SUP. COMUN.
DORMITORIO	11.00	10.00
SALA COMUNICACION	10.00	10.00
SALA COMUNICACION	10.00	10.00

	Nº HAB.	SUP. UTL.	SUP. COMUN.
PLANTA BILIA	2	22.00	20.00
PLANTA PRIMERA	0	0.00	0.00
PLANTA SEGUNDA	0	0.00	0.00
TOTAL	2	22.00	20.00