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Land in Torremolinos

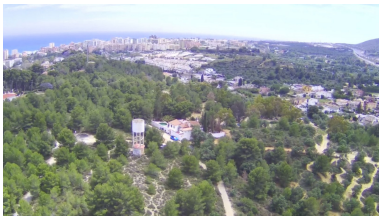
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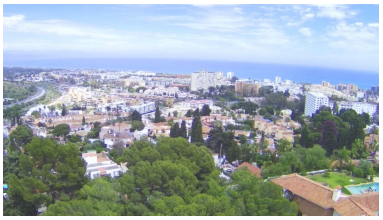
Bedrooms: by request
Bathrooms: by request
M² Build size:
Price: 4,662,960 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 38,858

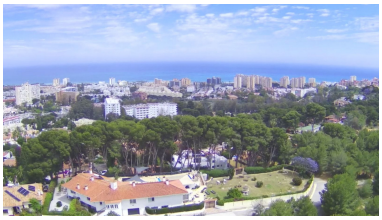












Overview:

Luxury Realty presents an extraordinary investment opportunity for discerning investors in one of Spain's most dynamic regions. This prime urban land in the prestigious Sierra de Torremolinos offers a canvas for visionary development in the heart of the glorious Costa del Sol. It's a strategic acquisition of future value and prestige.

The location is exceptional, a tranquil retreat connected to urban life. Adjacent to El Pinar and Las Velas urbanizations, the land boasts proven upscale residential appeal. Torremolinos, a jewel in Southern Spain’s crown, offers golden beaches, vibrant culture, and proximity to Málaga International Airport, inherently valuable for high-quality living and tourism.

Strategic advantages include immediate access to major highway networks and proximity to Torremolinos Conference Center. Critically, this opportunity lies approximately one kilometer from the eagerly anticipated INTU Costa del Sol, poised to become Andalusia's largest shopping and entertainment destination, boosting property values and drawing sophisticated clientele.

A significant value driver is the land’s direct border with largest golf course in Málaga. This represents a substantial investment in luxury leisure infrastructure, appealing to an affluent demographic. Such high-profile adjacent developments are powerful catalysts for sustained appreciation and desirability.

Land Characteristics and Development Potential

Spanning 54,055 m², this urban land is classified as Urban Residential, compatible with other uses, allowing flexibility for high-end mixed-use developments. Designated as Programmed Developable Land (SUP R. 2-4), it signifies an advanced stage of urban planning, minimizing development uncertainties.

Generous Gross Buildability (0.20 m²/m²) and a Building Density of 15 homes per hectare ensure future development emphasizes spaciousness, privacy, and exclusivity. The ordinance, UAS-2, mandates a Minimum Plot Size of 400 m², guaranteeing substantial individual properties for an affluent market. Compensation System streamlines development; 81 Buildable Homes identified, making a high-end residential community attractive.

The land's topography boasts significant elevation changes (97.94m down to 59m above sea level), critical for maximizing breathtaking panoramic views. Imagine luxury residences capturing expansive vistas of the Mediterranean Sea, Málaga city, and the majestic Sierra peaks.

Documentation and Highlighted Features

For serious investors, all critical documentation is readily available and approved, ensuring full transparency. This includes the Planning Sheet (Torremolinos City Council approved) and the Bases and Statutes of the Compensation Board (published in BOP). A detailed Sector Report provides technical insights into the URO2 sector.

The most captivating attribute remains its awe-inspiring Panoramic Views. This natural beauty, coupled with monumental adjacent projects—the largest golf course (final approval secured) and the INTU shopping/entertainment center (approx. 1 km away)—creates an unparalleled synergy, ensuring extraordinary investment potential.

Strategic Acquisition Opportunities

Luxury Realty offers flexible acquisition structures tailored to sophisticated investors:

Majority Partial Purchase: Acquire majority owner's plot (22,540 m²) and Shelley's plot (16,318 m²), totaling 38,858 m² (71.90% of the sector). Priced at 120 € per square meter, totaling 4,662,960 €, negotiable based on payment terms.

Total Purchase: Secure nearly entire sector by acquiring all plots, excluding one existing house and a smaller plot. This comprehensive acquisition is priced at 6,300,000 €, also negotiable, offering complete control over development trajectory.

Conclusion: Your Gateway to Elite Investment in Southern Spain

This is more than an investment; it is an exclusive invitation to shape the future of luxury living in Torremolinos, one of Southern Spain's most flourishing regions. With its strategic location amidst monumental developments, comprehensive planning approvals, and breathtaking panoramic views, this urban land represents an unparalleled opportunity for astute investors seeking significant appreciation and enduring value.

We understand the importance of comprehensive due diligence. To receive a complete, confidential dossier, do not hesitate to contact Luxury Realty. Our experts are ready to provide insights to secure this unique opportunity.

Features:

Investment