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Land in Costabella

Reference: R4851688



Bedrooms: by request

Bathrooms: by request

M² Build size:

Price: 930,000 €

Status: Sale

Property Type: Land

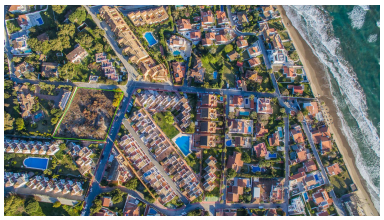
Parking places: by request

M² Plot Size: 3,129













Overview:

Luxury Realty proudly presents a truly unique investment opportunity in Costabella, a jewel nestled along the pristine Mediterranean coastline of Southern Spain. This exceptional plot, strategically located within one of Marbella's most cherished and evolving areas, offers unparalleled potential for a visionary investor. Costabella is renowned for its golden sandy beaches, charming chiringuitos, and tranquil residential atmosphere, all mere minutes from Marbella's vibrant city center, Puerto Banús, and world-class golf courses. It embodies the quintessential Marbella experience – a perfect blend of serene coastal living and sophisticated amenities. This offering is not just land, but a strategic asset with immense long-term potential for those with foresight and patience.

Marbella's landscape is continuously refined, and this plot exemplifies that dynamic evolution. Under the existing urban development framework, this parcel is classified as 'unconsolidated urban land.' While presently precluding immediate construction, this designation imbues the asset with distinct appeal as a forward-thinking investment. It signifies a stage of readiness for future transformation, awaiting pivotal progression through the municipal planning process. This is not a hindrance, but rather a blank canvas for bespoke development in a coveted location.

Navigating the Path to Realization: The PERI Process and Cooperative Development

Unlocking this plot's full potential involves a clearly defined urban planning process. The land is currently awaiting the formulation and approval of a PERI – a Special Interior Reform Plan. This crucial instrument provides a comprehensive framework for detailed organization, infrastructure development, and eventual building parameters for areas undergoing consolidation. A PERI's successful implementation marks the transition from an undeveloped state to a meticulously planned and serviced urban environment, transforming this valuable expanse into a highly desirable development zone.

Crucially, the urbanization project associated with the PERI would operate under a 'cooperative initiative' model. This mechanism means development processes and associated costs are typically shared among various landowners within the designated area. This approach fosters a unified vision, leading to coherent, high-quality urban spaces and shared responsibility. For an astute investor, this cooperative framework represents an opportunity to engage with a larger strategic vision for Costabella's future, aligning individual goals with broader municipal objectives for sustainable growth and long-term value.

Historical Context and Future Prospects: A Glimpse into Planning Evolution

Understanding Marbella's urban planning trajectory offers valuable context. In the 2010 urban plan, which was annulled, this plot was tentatively designated for public facilities. However, this historical allocation does not predetermine the future. Urban planning constantly adapts. The ongoing drafting of a new, comprehensive urban plan for Marbella presents a fresh opportunity for re-evaluation and reallocation of land uses, considering modern demands for luxury residential, commercial, or mixed-use developments aligning with Marbella's prestigious international profile.

In essence, we present a strategically located plot without an approved, definitive planning or management framework. Transparency is paramount: in its present state, immediate construction licenses would not be granted. This clarifies why some neighboring properties are under development; they either obtained licenses prior to significant urban planning adjustments in 2015, or fall under specific existing regulations. This unique 'blank canvas' awaits its defined role within Marbella's next chapter of development.

The Dawn of a New Era: Marbella's Evolving Urban Plan

Marbella is presently formulating its new General Urban Development Plan (PGOU). This ambitious undertaking will shape the city's growth for decades, ensuring its continued prominence as a leading luxury destination. The new plan is currently in its preliminary stage, meaning it's being conceptualized and refined, but has not yet reached the phase where it definitively classifies or qualifies individual parcels of land. This interim period, though requiring patience, represents a unique window for investors.

Significant clarity regarding land classifications for this prominent Costabella plot is anticipated during the initial approval phase of the new PGOU. It is then that precise details about the plot's designated use, buildability, and other critical development parameters will be officially outlined. For a discerning investor, acquiring this plot now means positioning oneself ahead of the curve, enabling participation in the earliest stages of Marbella's future growth. This is not merely an investment in land; it is an investment in the long-term vision of one of the world's most desirable luxury destinations. An invitation to be part of Costabella's next magnificent chapter.

Features:

None, Sea views, Investment