

## Land in Nagüeles

Reference: R4933945



Bedrooms: by request

Bathrooms: by request

M<sup>2</sup> Build size:

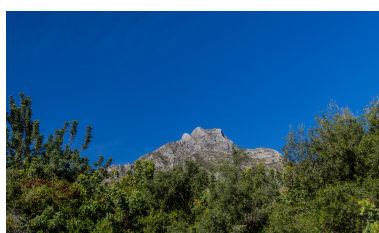
Price: 4,500,000 €

Status: Sale

Property Type: Land

Parking places: by request

M<sup>2</sup> Plot Size: 4,500



Overview: Plot size: 4,500 m<sup>2</sup> | Consolidated urban land | Potential for 4 luxury villas Located next to the prestigious Sierra Blanca residential area, this exceptional plot is situated in the sought-after Huerta del Tajo zone, nestled in the hills of Marbella. With panoramic views of the Mediterranean Sea and La Concha mountain, this property presents a rare opportunity to develop a high-end residential project in one of the most valuable enclaves on the Costa del Sol. This prime location offers immediate access to the Buchinger Clinic and the Starlite Auditorium, and is surrounded by fully consolidated luxury residential developments. The plot is just minutes from Marbella town, international schools, beaches, and premium services, offering an ideal setting for private residences in a peaceful and secure environment. Urbanistically, the plot is classified as UE-4 / UA-1 under Marbella's 1986 General Plan (PGOU), which remains fully in effect. It is categorized as consolidated urban land, which allows for immediate development with no need to wait for future rezoning. The minimum plot size permitted is 1,000 m<sup>2</sup>, which opens the possibility of dividing the land into up to four independent plots. The topography is nearly flat with a large buildable platform. Official urban planning reports are available upon request. In parallel, Marbella's new General Urban Development Plan (PGOM) was initially approved in March 2023. The City Council expects final approval between late 2025 and early 2026. While this plot already benefits from full urban classification, the future PGOM will further reinforce the area's long-term growth potential and increase its strategic value. Regarding estimated return on investment (ROI), the plot's size and classification allow for the development of four luxury villas on plots of approximately 1,100 m<sup>2</sup> each. Based on current market conditions, the following model applies: Per villa: Construction estimate of 600 m<sup>2</sup> at €2,000 per m<sup>2</sup> equals €1,200,000 Additional costs for licenses, architecture, taxes, and landscaping are estimated at €300,000 Total investment per villa would be approximately €1,500,000 Estimated resale value per completed villa is around €4,500,000 This reflects an estimated ROI of approximately 200% per unit Overall project profitability could exceed 100% within a 3 to 4 year timeframe, depending on development speed and market conditions. This is a unique opportunity to acquire a strategic land asset in one of Marbella's most consolidated and exclusive residential areas. Suitable for developers seeking short-to-mid-term gains or private investors looking to create a bespoke luxury estate in an unbeatable location.

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Features:

Sea views, Mountain views