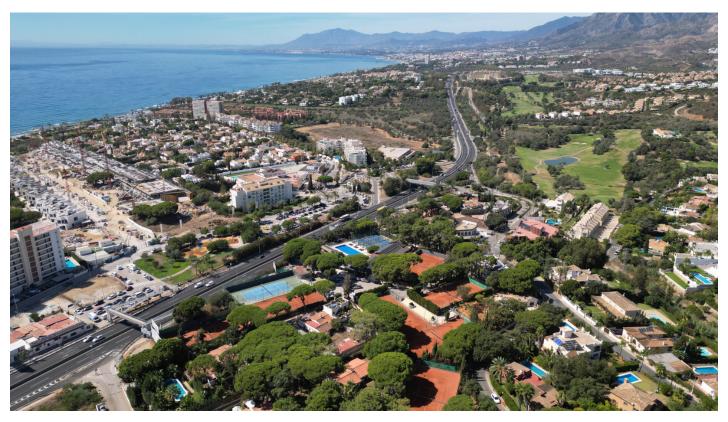


Land in Marbella Reference: R5047234



Bedrooms: 3 Status: Sale Bathrooms: 2 Property Type: Land M² Build size: 200 Parking places: by request Price: 1,250,000 € M² Plot Size: 1,200













Overview:?????? Full English Version for International Buyers / Investors ???? Urbanizable 1,200m² Plot in El
Rosario – Marbella East With existing constructions, private water supply, and massive development potential in
one of the Costa del Sol's top residential areas. ???? Prime Location – El Rosario, Marbella East Located just
minutes from Marbella's best beaches and lifestyle spots: □ Only 3 minutes from the beach □ 8 minutes from
Marbella town centre □ 30 minutes from Málaga International Airport □ Adjacent to the renowned Royal Tennis
Club Marbella □ Surrounded by restaurants, supermarkets, cafés, schools, and public transport ????□ Plot
Features & Existing Constructions ???? Urbanizable plot of 1,200m² – currently not urbanized, but classified as
urbanizable land ???? Urban planning process underway, which will require the future transfer of part of the land for
green areas, access roads, and sanitation infrastructure ???? Main house of 100m² (built in 1965) ???? Charming
40m² wooden guesthouse or studio ???? Storage/utility house ???? Working vegetable garden with fertile soil ????
Private legal well with 7 million litres/year water rights ???? Two water tanks (2,500L each) ???? Parking for 4 cars
???? Established trees and green areas — a natural, private setting ???? Smart Investment in a Growing Area
•Located in a high-end residential zone with ongoing development •Great potential for future value increase
•Suitable for building a luxury villa or boutique development •Infrastructure and water supply already in place ????
An outstanding opportunity in Marbella for investors or private buyers looking ahead. ???? Contact us for further
details, planning documents, or to schedule a private viewing. The abbreviated information document is available to
you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses BRF

Features:

None