

Land in San Pedro de Alcántara

Reference: R5287804



Bedrooms: by request  
Status: Sale

Bathrooms: by request  
Property Type: Land

M<sup>2</sup> Build size: 820  
Parking places: by request

Price: 920,000 €  
M<sup>2</sup> Plot Size: 196



Planta cota +0.66m

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unit A</b>			
Balcón	3.00 m <sup>2</sup>		
Comodoro 1	12.27 m <sup>2</sup>		
Comodoro 2	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	30.54 m <sup>2</sup>	87.78 m <sup>2</sup>	13.74 m <sup>2</sup>
<b>Unit B</b>			
Balcón	3.00 m <sup>2</sup>		
Comoda	8.97 m <sup>2</sup>		
Comodoro	2.42 m <sup>2</sup>		
Comodoro	8.23 m <sup>2</sup>		
Comodoro	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	36.92 m <sup>2</sup>	55.89 m <sup>2</sup>	15.88 m <sup>2</sup>
<b>Unit C (DUPLEX)</b>			
Balcón	1.42 m <sup>2</sup>		
Comodoro	14.27 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	15.69 m <sup>2</sup>		
<b>TOTAL</b>	66.86 m <sup>2</sup>	203.17 m <sup>2</sup>	55.50 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comodoro	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Instalaciones eléctricas	11.17 m <sup>2</sup>	14.56 m <sup>2</sup>	14.56 m <sup>2</sup>
Balcón	21.46 m <sup>2</sup>	27.91 m <sup>2</sup>	27.91 m <sup>2</sup>
<b>TOTAL</b>	49.76 m <sup>2</sup>	64.72 m <sup>2</sup>	64.72 m <sup>2</sup>
<b>TOTAL</b>	116.62 m <sup>2</sup>	367.89 m <sup>2</sup>	120.22 m <sup>2</sup>

Planta cota +1.21m

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unit A</b>			
Balcón	11.27 m <sup>2</sup>		
Comodoro A	13.13 m <sup>2</sup>		
Comodoro B	13.88 m <sup>2</sup>		
Balcón	2.26 m <sup>2</sup>		
<b>TOTAL</b>	40.54 m <sup>2</sup>	56.33 m <sup>2</sup>	56.33 m <sup>2</sup>
<b>Unit B</b>			
Comodoro	8.97 m <sup>2</sup>		
Comodoro	2.26 m <sup>2</sup>		
Comodoro B	12.27 m <sup>2</sup>		
<b>TOTAL</b>	23.50 m <sup>2</sup>	33.86 m <sup>2</sup>	33.86 m <sup>2</sup>
<b>Unit C</b>			
Comodoro	14.27 m <sup>2</sup>		
<b>TOTAL</b>	14.27 m <sup>2</sup>	21.82 m <sup>2</sup>	21.82 m <sup>2</sup>
<b>Unit D (DUPLEX)</b>			
Balcón	1.42 m <sup>2</sup>		
Comodoro	14.27 m <sup>2</sup>		
<b>TOTAL</b>	15.69 m <sup>2</sup>	23.29 m <sup>2</sup>	23.29 m <sup>2</sup>
<b>TOTAL</b>	97.22 m <sup>2</sup>	135.29 m <sup>2</sup>	135.29 m <sup>2</sup>
<b>TOTAL POR PLANTA</b>	262.72 m <sup>2</sup>	808.89 m <sup>2</sup>	262.72 m <sup>2</sup>

Planta primera

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unidad 1A</b>			
Comodoro 1	12.27 m <sup>2</sup>		
Comodoro 2	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	24.54 m <sup>2</sup>		
Balcón	4.19 m <sup>2</sup>		
Comoda	2.42 m <sup>2</sup>		
Comodoro	8.23 m <sup>2</sup>		
Comodoro	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	51.65 m <sup>2</sup>	50.81 m <sup>2</sup>	50.81 m <sup>2</sup>
<b>Unidad 1B</b>			
Balcón	1.56 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	1.56 m <sup>2</sup>		
<b>TOTAL</b>	53.21 m <sup>2</sup>	52.37 m <sup>2</sup>	52.37 m <sup>2</sup>
<b>Unidad 1C</b>			
SUP. CONSTRUIBLE cota	26.84 m <sup>2</sup>		
Balcón	3.00 m <sup>2</sup>		
Comodoro 1	12.27 m <sup>2</sup>		
Comodoro 2	12.27 m <sup>2</sup>		
Alcoba	2.25 m <sup>2</sup>		
Comodoro	2.26 m <sup>2</sup>		
SUP. CONSTRUIBLE	60.14 m <sup>2</sup>	58.14 m <sup>2</sup>	58.14 m <sup>2</sup>
<b>Unidad 1D</b>			
Balcón	1.42 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	1.42 m <sup>2</sup>		
<b>TOTAL</b>	116.62 m <sup>2</sup>	116.27 m <sup>2</sup>	116.27 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comodoro	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Instalaciones eléctricas	7.70 m <sup>2</sup>	9.17 m <sup>2</sup>	9.17 m <sup>2</sup>
Balcón	14.66 m <sup>2</sup>	18.92 m <sup>2</sup>	18.92 m <sup>2</sup>
<b>TOTAL</b>	29.59 m <sup>2</sup>	35.35 m <sup>2</sup>	35.35 m <sup>2</sup>
<b>TOTAL</b>	236.24 m <sup>2</sup>	231.72 m <sup>2</sup>	231.72 m <sup>2</sup>

Planta segunda

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unidad 2A</b>			
Comodoro 1	12.27 m <sup>2</sup>		
Comodoro 2	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	24.54 m <sup>2</sup>		
Balcón	4.19 m <sup>2</sup>		
Comoda	2.42 m <sup>2</sup>		
Comodoro	8.23 m <sup>2</sup>		
Comodoro	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	51.65 m <sup>2</sup>	50.81 m <sup>2</sup>	50.81 m <sup>2</sup>
<b>Unidad 2B</b>			
Balcón	1.56 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	1.56 m <sup>2</sup>		
<b>TOTAL</b>	53.21 m <sup>2</sup>	52.37 m <sup>2</sup>	52.37 m <sup>2</sup>
<b>Unidad 2C</b>			
SUP. CONSTRUIBLE cota	26.84 m <sup>2</sup>		
Balcón	3.00 m <sup>2</sup>		
Comodoro 1	12.27 m <sup>2</sup>		
Comodoro 2	12.27 m <sup>2</sup>		
Alcoba	2.25 m <sup>2</sup>		
Comodoro	2.26 m <sup>2</sup>		
SUP. CONSTRUIBLE	60.14 m <sup>2</sup>	58.14 m <sup>2</sup>	58.14 m <sup>2</sup>
<b>Unidad 2D</b>			
Balcón	1.42 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	1.42 m <sup>2</sup>		
<b>TOTAL</b>	116.62 m <sup>2</sup>	116.27 m <sup>2</sup>	116.27 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comodoro	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Instalaciones eléctricas	7.70 m <sup>2</sup>	9.17 m <sup>2</sup>	9.17 m <sup>2</sup>
Balcón	14.66 m <sup>2</sup>	18.92 m <sup>2</sup>	18.92 m <sup>2</sup>
<b>TOTAL</b>	29.59 m <sup>2</sup>	35.35 m <sup>2</sup>	35.35 m <sup>2</sup>
<b>TOTAL</b>	236.24 m <sup>2</sup>	231.72 m <sup>2</sup>	231.72 m <sup>2</sup>

Planta tercera

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unidad 3A</b>			
Balcón	2.06 m <sup>2</sup>		
Alcoba	1.00 m <sup>2</sup>		
Comodoro	10.00 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	13.06 m <sup>2</sup>	39.33 m <sup>2</sup>	39.33 m <sup>2</sup>
<b>Unidad 3B</b>			
Balcón	1.56 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	1.56 m <sup>2</sup>		
<b>TOTAL</b>	14.62 m <sup>2</sup>	39.33 m <sup>2</sup>	39.33 m <sup>2</sup>
<b>Unidad 3C</b>			
Balcón	1.56 m <sup>2</sup>		
Alcoba	1.00 m <sup>2</sup>		
Comodoro	10.00 m <sup>2</sup>		
Comodoro 2	10.00 m <sup>2</sup>		
Comodoro 3	10.00 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	31.56 m <sup>2</sup>	73.33 m <sup>2</sup>	73.33 m <sup>2</sup>
<b>Unidad 3D</b>			
Balcón	1.56 m <sup>2</sup>		
SUP. CONSTRUIBLE cota	1.56 m <sup>2</sup>		
<b>TOTAL</b>	37.74 m <sup>2</sup>	106.66 m <sup>2</sup>	106.66 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comodoro	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Comodoro	6.35 m <sup>2</sup>	7.81 m <sup>2</sup>	7.81 m <sup>2</sup>
SUP. CONSTRUIBLE cota	11.49 m <sup>2</sup>	14.06 m <sup>2</sup>	14.06 m <sup>2</sup>
<b>TOTAL</b>	25.08 m <sup>2</sup>	31.12 m <sup>2</sup>	31.12 m <sup>2</sup>
<b>TOTAL</b>	172.92 m <sup>2</sup>	338.38 m <sup>2</sup>	338.38 m <sup>2</sup>

**Overview:** Land Investment Opportunity in San Pedro de Alcántara An excellent urban plot for sale in San Pedro de Alcántara, offering a fully feasible residential development according to current urban planning regulations. The plot allows the construction of a multi-family residential building of up to 9 units, with an approximate buildable area of 820 m<sup>2</sup> and a total constructed surface close to 880 m<sup>2</sup>, making it an ideal opportunity for developers and real estate investors. The proposed development is based on a modern and highly demanded concept in the area, including: Multi-level loft-style units. One- and two-bedroom apartments. Duplex penthouses with private terraces. The design focuses on maximizing land profitability, natural light, functional layouts and product diversity, allowing the project to target different buyer profiles: permanent residence, second home or rental investment. The surrounding area is a well-established urban environment, with immediate access to all essential services such as schools, green areas, shops, restaurants and main transport connections, ensuring strong demand and fast market absorption. Key strengths of the asset: Ready-to-develop urban land. High buildability and full use of permitted parameters. Product aligned with current market demand. Strategic location within San Pedro de Alcántara. Excellent return on investment potential. A unique opportunity to develop an attractive residential project in one of the fastest-growing areas of the Costa del Sol.

**Features:**