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Land in The Golden Mile

Reference: R5391094



Bedrooms: by request
Bathrooms: by request
M² Build size: 6,332
Price: 9,500,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 10,800








Overview:

Luxury Realty is proud to present an unparalleled investment opportunity nestled within the legendary Golden Mile of Marbella, one of the most coveted and exclusive addresses in Southern Spain. This extraordinary parcel of land offers a blank canvas for visionary developers and astute investors seeking to create an iconic luxury residential enclave in a locale synonymous with prestige, sophistication, and an unparalleled lifestyle.

The Golden Mile, a majestic stretch between Marbella Old Town and Puerto Banús, is not merely a location; it is a statement. Famed for its tree-lined avenues, palatial estates, and world-class amenities, it represents the pinnacle of Mediterranean luxury living. Residents here enjoy immediate access to pristine beaches, renowned five-star hotels like the Marbella Club and Puente Romano, Michelin-starred dining, designer boutiques, and championship golf courses, all under the perpetual glow of the Andalusian sun. Investing here means acquiring a piece of an internationally celebrated lifestyle destination, guaranteeing enduring appeal and exceptional demand for the finished product.

The Land: A Foundation for Grandeur

This exceptional property comprises a total land area of 9,260 m², a result of meticulous planning and adjustments from an original plot of 10,800 m² due to public infrastructure improvements. Of this substantial expanse, a generous 6,332 m² is designated as buildable, offering ample space for expansive architectural designs. The remaining area is thoughtfully allocated to essential infrastructure, including roads and open green spaces, in strict accordance with the approved Detailed Study and attached parceling plans, ensuring a harmonized and exclusive environment.

The development potential is precisely defined, offering clarity and confidence to the discerning investor:

- Six prime buildable plots, each boasting an approximate size of 1,000 m², are perfectly configured for the construction of magnificent bespoke luxury villas.
- A favorable buildability ratio of 0.26 m²/m² and a maximum height allowance of 7.5 meters permit the creation of grand, multi-level residences designed for ultimate comfort and opulence.
- Each envisioned luxury villa on these plots is estimated to command a market value ranging from an impressive €4 million to €5 million, reflecting the premium nature of the location and the quality of the expected construction.
- The projected total value of the completed development is an outstanding €24 million to €30 million, underscoring the lucrative return on investment this project offers.
- The total land price is attractively positioned at €9.5 million, translating to approximately €1,500 per square meter of buildable land, a highly competitive figure for a plot of this caliber and location.

De-Risked Investment: Urban Planning & Technical Expertise

One of the most compelling aspects of this offering is its advanced stage of urban planning. The urbanization license for crucial infrastructure, including roads and utilities, is currently in process. This significant progress substantially reduces buyer uncertainty and adds considerable inherent value to the land, setting it apart from less prepared opportunities. Prospective buyers benefit from a project where much of the groundwork and regulatory hurdles are already being diligently addressed.

The municipal Town Hall will require a guarantee, estimated at approximately 7% of the total construction budget, a standard procedure for developments of this magnitude, ensuring project completion and adherence to regulations.

Furthermore, flexibility is built into the timeline: construction or immediate sale is already feasible on the majority of the plots. Only those situated closest to the main road are pending final boundary approval, a process that is expected to be finalized shortly, ensuring full project readiness in the near future. This phased availability offers strategic options for phased development or sales.

To enhance the residential environment significantly, state-of-the-art noise barriers are currently being installed in the area. This proactive measure ensures a tranquil and private living experience, further solidifying the appeal and value of the future luxury homes.

Architectural Vision & Cost Efficiency

The technical project is being expertly managed by a renowned architect with extensive experience in high-end Marbella developments. Their direct and established communication channels with municipal technical staff facilitate smooth progress and efficient resolution of any technical requirements, ensuring the project remains on track and within the highest standards of execution.

Adding to the project's financial attractiveness, a comprehensive geotechnical study is already underway. Preliminary findings suggest that the required ground conditioning work will be less intensive than that typically encountered in neighboring plots. This crucial insight translates directly into lower urbanization costs, enhancing the project's overall profitability and delivering a significant advantage to the developer.

This is more than just land; it's an opportunity to shape the future of luxury living on Marbella's Golden Mile, a truly unique offering that combines an exceptional location, comprehensive planning, and a clear path to high returns. A rare chance to acquire a premium development site in Southern Spain’s most desirable address.

Features:

None, Sea views, Mountain views, Private garden, Investment