

Land in Sierra Blanca

Reference: R5427349



Bedrooms: by request
Status: Sale

Bathrooms: by request
Property Type: Land

M² Build size: 12,277
Parking places: by request

Price: 6,600,000 €
M² Plot Size: 20,341



PARCELA 1

Superficie de la parcela: 3.854,34 m²
Edificabilidad: 2.698,04 m² (0,7 m²/m²)
Proyecto: 14 viviendas (promedio de 210,43 m²), 10 terrazas, 28 garajes, 14 trasteros (5.332,17 m² en total) + Anejes

Atractivo: Proyecto boutique de lujo con planos existentes, ideal para una rápida finalización.



PARCELA 2

Superficie de la parcela: 16.487 m²
Edificabilidad: 9.578,08 m²/m²
Proyecto: 46 viviendas (promedio de 222,80 m²), 46 terrazas, 110 garajes, 80 trasteros (22.050,72 m² en total)

Zonificación: 50% de ocupación, 2 plantas + ático (7 m), residencial con un 25% de usos complementarios, máximo de viviendas: 54

Atractivo: Proyecto de alta densidad de viviendas con planos, ideal para una urbanización emblemática.



Overview:

Luxury Realty proudly presents a truly exceptional investment opportunity, a jewel within the prestigious Sierra Blanca Country Club. This exclusive offering represents one of the final chances to acquire a significant, large-scale residential development project in the highly sought-after Marbella area, ideally positioned in the heart of Southern Spain's illustrious Costa del Sol.

Nestled amidst the breathtaking natural beauty of the region, this project comprises two prime urban development plots located within a private, gated community. Renowned for its unparalleled security and serene environment, Sierra Blanca Country Club offers residents ultimate peace of mind with 24-hour surveillance. Its strategic location places it a mere 10 minutes from the vibrant luxury hub of Puerto Banús and the charming historic center of Marbella, blending secluded elegance with effortless access to world-class amenities.

A De-Risked Investment with Accelerated Returns

What truly sets this opportunity apart is its advanced stage of development. The asset benefits from an already approved development project, along with valid planning permission firmly in place. Furthermore, construction is not just imminent but already underway, demonstrating tangible progress and significantly de-risking the investment. This "Work in Progress" status represents a formidable competitive advantage, substantially reducing the typical development timelines, minimizing execution risks, and poised to accelerate the delivery and commercialization of the final luxury product.

With a substantial total land area spanning 20,341 square meters and an impressive combined buildable area of 12,277 square meters, this offering is meticulously tailored for discerning developers, astute private investors, sophisticated family offices, and prominent institutional funds. It represents a mature investment proposition, ripe with significant value creation potential in one of Europe's most resilient luxury real estate markets.

The privileged location within Sierra Blanca provides an unparalleled sense of privacy and immersion in a natural, unspoiled environment. Future residents will be captivated by breathtaking panoramic vistas stretching across the azure Mediterranean Sea, the tranquil La Concepción Reservoir, and the majestic Sierra de las Nieves Natural Park. This harmonious blend of natural splendor, exclusivity, and prime accessibility firmly establishes it as one of the most attractive luxury residential destinations not just on the Costa del Sol, but across Southern Spain.

Strategic Investment Advantages

This development opportunity boasts a total land area of 20,341 m², complemented by a generous total buildable area of 12,277 m². The project is distinguished by an approved development plan and valid planning permission, with construction already well underway, reducing lead times to market. Situated within a private gated community benefiting from 24-hour security, it offers excellent access to the renowned destinations of Marbella and Puerto Banús. The spectacular panoramic sea and mountain views further underscore its exceptional appeal.

Detailed Plot Specifications

Plot 1: Boutique Luxury Residences

Encompassing a land area of 3,854 m² with a buildable area of 2,698 m², Plot 1 is designated for the creation of 14 exquisite luxury residences. This development thoughtfully includes 28 underground parking spaces and 14 private storage rooms, ensuring convenience and exclusivity for each homeowner. Each residence will feature spacious terraces, designed to maximize enjoyment of the magnificent surroundings. The communal areas and amenities planned for this section promise a premium lifestyle experience. Significant progress has already been completed on this boutique luxury development, positioning it for rapid completion and swift commercialization.

Plot 2: Landmark Residential Community

The larger Plot 2 extends over 16,487 m² and offers a substantial buildable area of 9,579 m². This expansive parcel is primed for the development of 46 luxury residences. Furthermore, there is a compelling potential to develop up to 84 residential units, subject to final planning regulations, offering remarkable flexibility and scalability. The design incorporates 110 underground parking spaces and 80 storage rooms. This represents one of the very few remaining opportunities on the Costa del Sol to conceptualize and create a landmark luxury residential community of this scale and prestige.

A Premier Investment Thesis

The inherent scarcity of prime residential land within Marbella, particularly in areas as prestigious as Sierra Blanca, combined with the continuous and robust growth in international demand for ultra-luxury properties, positions this asset as an outstanding, unparalleled opportunity. It is perfectly suited for visionary developers, sophisticated private equity firms, discerning family offices, and leading institutional investors seeking to capitalize on a thriving market.

The unique combination of an already approved project, valid planning permission, and construction actively underway serves to significantly mitigate development risks, drastically shorten execution timelines, and ultimately accelerate investment returns. Its strategic size, world-class location in Southern Spain, and advanced stage of development coalesce to make this one of the most compelling and attractive residential investment opportunities currently available on the entire Costa del Sol.

Asking Price

€6,600,000

Further Due Diligence Information

Comprehensive technical documentation, including the approved project plans, valid planning permission, detailed cadastral and land registry information, complete Due Diligence documentation, and pertinent financial information, is available for review. This extensive package will be provided exclusively to qualified purchasers upon the execution of a Non-Disclosure Agreement (NDA).

This exceptional opportunity is offered under an Exclusive Sales Mandate. Enquiries are cordially invited exclusively from qualified developers, established investment funds, reputable family offices, and discerning private investors. Please note that intermediaries without a formal buyer mandate will, respectfully, not be considered for this offering.

Features:

New development, Beachfront, Investment, None