

Land in Nagüeles

Reference: R5427907



Bedrooms: by request

Bathrooms: by request

M² Build size:

Price: 4,400,000 €

Status: Sale

Property Type: Land

Parking places: by request

M² Plot Size: 3,640





Overview:

Luxury Realty proudly presents an extraordinary investment prospect, a truly exceptional south-facing double plot nestled within the highly coveted residential enclave of Nagüeles. Located on Marbella's legendary Golden Mile, and strategically bordering the esteemed Sierra Blanca community, this offering represents a pinnacle of prime real estate in southern Spain. This isn't merely land; it's a blank canvas for visionary development, promising an unparalleled lifestyle synonymous with the Costa del Sol's most affluent addresses.

The Epitome of Marbella's Golden Mile Lifestyle

Nagüeles is not just a location; it's a statement. Positioned at the heart of Marbella's illustrious Golden Mile, it is renowned for its tranquil environment, lush landscapes, and proximity to the region's most exclusive amenities. The area is characterized by grand estates and luxury residences, offering an enviable lifestyle that blends serene privacy with convenient access to vibrant urban hubs. Residents here enjoy the best of both worlds: the peace of a prestigious residential neighbourhood and the exhilarating energy of Marbella life just moments away.

This privileged position ensures that future inhabitants of the developed property will find themselves mere minutes from the sun-drenched beaches of the Mediterranean, where exclusive beach clubs and fine dining experiences await. The vibrant heart of Marbella town centre, with its charming old town and high-end boutiques, is easily accessible, as is the world-famous Puerto Banús, a playground for the international elite, offering luxury yachts, designer shopping, and bustling nightlife. For families, access to prestigious international schools is a significant draw, ensuring world-class education. Golf enthusiasts will appreciate the proximity to a plethora of championship golf courses, while a wide array of luxury amenities, from gourmet restaurants to wellness centres, are all within easy reach, solidifying Nagüeles as a truly unparalleled residential destination.

An Unrivalled Development Opportunity

This magnificent double plot distinguishes itself not only by its address but also by its inherent development potential. Classified as urban land (UE-4), it offers clear and advantageous zoning regulations for future construction. With a generous minimum plot size requirement of 1,000 m² and a permitted building volume of 0.26 m³/m², developers are afforded considerable flexibility to create expansive, luxurious residences. The south-facing orientation is a critical asset, ensuring abundant natural light throughout the day and offering the potential for breathtaking sea views and sun-drenched outdoor living spaces, a highly sought-after characteristic in Marbella's luxury market.

What truly sets this opportunity apart is the existence of an advanced project for the construction of three contemporary luxury villas. This "shovel-ready" status significantly streamlines the development process, offering a clear vision and a head start for investors. The design concept focuses on modern architectural elegance, seamlessly blending with the natural beauty of the surroundings while incorporating state-of-the-art features and bespoke finishes. The plan also includes the creation of an exclusive gated community, enhancing privacy, security, and the overall prestige of the development. Furthermore, the property benefits from access via two separate streets, a rare advantage that provides enhanced logistical flexibility during construction and offers multiple entry/exit points for the future residents, adding to the sense of exclusivity and convenience.

Visionary Luxury: Three Contemporary Masterpieces

The proposed project envisions three distinct contemporary luxury villas, each designed to epitomize modern elegance and sophisticated living. These residences would feature sleek lines, expansive open-plan living areas, and floor-to-ceiling windows to maximize natural light and views. Imagine private infinity pools, state-of-the-art home automation systems, gourmet kitchens, and lavish master suites, all crafted with the highest quality materials and exquisite attention to detail. The gated community aspect promises a secure and serene environment, allowing residents to enjoy their private sanctuaries to the fullest, surrounded by meticulously landscaped gardens.

The flexibility within the existing project framework allows for bespoke modifications to cater to the discerning tastes of future owners. From custom entertainment zones and home cinemas to private gyms and spa facilities, the potential for personalization is immense, ensuring each villa can be a unique reflection of ultimate luxury. This strategic development in Nagüeles is perfectly positioned to attract an affluent international clientele seeking a premium, modern living experience within Marbella's most prestigious residential setting.

A Strategic Investment in Enduring Value

This outstanding development opportunity represents a rare chance to develop a premium residential project in one of the Costa del Sol's most prestigious addresses. Marbella's luxury real estate market continues to demonstrate robust growth and resilience, driven by its international appeal, superb climate, and unparalleled quality of life. Plots of this calibre, particularly south-facing double plots within the Golden Mile and bordering Sierra Blanca, are exceptionally scarce, making this an invaluable asset.

The combination of a prime location, excellent orientation, flexible urban classification, and an existing, thoughtfully designed project significantly mitigates development risk and enhances investment potential. For a discerning developer or investor, this is more than just land; it's an opportunity to create a legacy of luxury, capitalizing on Marbella's enduring demand for high-end properties. Secure your place in one of the world's most desirable and high-value residential areas, and realize the vision of an exclusive community that defines sophisticated living on the Mediterranean.

Features: