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Luxury Realty
real estate

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Land in Manilva

Reference: R5468251



Bedrooms: by request
Bathrooms: by request
M² Build size:
Price: 2,300,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 5,700













Overview:

Luxury Realty proudly presents an extraordinary investment proposition, an unparalleled development plot nestled within the esteemed urbanization of Bahía Las Rocas, Manilva. This exceptional land parcel offers a rare chance to sculpt a distinguished residential project in one of the Costa del Sol's most coveted and well-established coastal enclaves. Situated in Southern Spain, Manilva is celebrated for its pristine beaches, picturesque landscapes, and a tranquil yet luxurious lifestyle, making it a magnet for discerning international buyers and investors alike.

Commanding an enviable southwest-facing orientation, the plot boasts truly outstanding panoramic views that sweep across the sparkling Mediterranean Sea, stretching majestically towards the iconic Rock of Gibraltar and the North African coastline. This breathtaking vista ensures that every future residence will benefit from spectacular sunsets and abundant natural light, enhancing the intrinsic value and desirability of the planned development. The strategic positioning of the plot, right in the vibrant heart of Bahía Las Rocas, places it within a mature and highly attractive setting, gracefully enveloped by existing high-quality residential developments. This established environment guarantees immediate integration into a thriving community, providing a sense of permanence and prestige from day one.

The scale of this opportunity is significant, offering the potential to develop approximately 11,137 square meters of meticulously designed built area. The master plan envisions the creation of up to 31 exquisite townhouses, each thoughtfully arranged over three floors. These residences are poised to set new benchmarks for luxury coastal living, combining sophisticated architecture with premium finishes, spacious interiors, and private outdoor spaces designed to maximize the incredible views and Mediterranean climate. Imagine contemporary homes featuring expansive terraces, private gardens, and potentially even private pools, all crafted to appeal to a high-net-worth clientele seeking an exclusive address on the Costa del Sol.

A crucial aspect underscoring the viability of this project is its historical context regarding planning permissions. The plot was previously granted a comprehensive building license, a clear testament to the feasibility and alignment of the proposed development with local regulations and urban planning objectives. Although this original license has since expired, the precedent set ensures that a new license should be readily obtainable. This streamlined path to re-licensing significantly de-risks the development process, allowing for an efficient progression from acquisition to construction. This administrative clarity, coupled with the prior approval, provides substantial confidence for any prospective developer.

Bahía Las Rocas itself stands as a beacon of residential excellence in Manilva. It is distinguished as one of the region's most established and highly sought-after urbanizations, enjoying a sterling reputation built on a foundation of successful projects. The community currently comprises approximately 20 completed residential developments, a remarkable track record where every single project has been successfully built, marketed, and sold out. This unequivocal evidence of strong market demand and the proven commercial appeal of the area underscores the lucrative potential of this new venture. Investors can proceed with confidence, knowing they are entering a market with a demonstrated appetite for premium properties.

The infrastructure within Bahía Las Rocas is fully completed and maintained to the highest standards, alleviating a major hurdle for new developments. This includes meticulously laid roads, street lighting, utilities (water, electricity, telecommunications), and landscaping, all contributing to a seamless and upscale living experience. Furthermore, the urbanization benefits from a secure, gated entrance, providing an enhanced layer of privacy and safety for residents. This commitment to security and high-quality infrastructure further amplifies the exclusivity and desirability of the location, making it particularly attractive to families and individuals seeking a serene yet sophisticated environment. Manilva's appeal extends beyond the urbanization, offering charming local amenities, traditional Spanish eateries, and easy access to the stunning beaches of La Duquesa, Estepona, and the sophisticated marina of Sotogrande, all within a short drive.

In summary, with its privileged and strategic location in Manilva, Southern Spain, its awe-inspiring panoramic southwest-facing views, the security of an established and thriving community, a clear path for development, and an undeniable track record of successful residential projects, this plot represents a truly rare and exceptionally compelling opportunity for residential development. It offers an unrivalled canvas for creating a prestigious new address on the Costa del Sol, promising significant returns for the astute investor and an enduring legacy of luxury living. This is more than just land; it’s an invitation to shape the future of high-end coastal real estate.

Features:

Sea views, Mountain views, Investment