

Land in Nagüeles

Reference: R5472931



Bedrooms: by request
Status: Sale

Bathrooms: by request
Property Type: Land

M² Build size: 475
Parking places: by request

Price: 2,285,000 €
M² Plot Size: 1,828





Overview:

Luxury Realty proudly presents an exceptional investment opportunity located within the highly coveted enclave of Nagüeles, a prime area on Marbella's legendary Golden Mile, gracefully bordering the prestigious Sierra Blanca. This magnificent south-facing residential plot is perfectly situated in the heart of the Costa del Sol, a region synonymous with opulent living in the South of Spain. Surrounded by exquisite high-end luxury villas, the property is nestled within a tranquil, established residential neighborhood. It offers a perfect balance between profound privacy and effortless access to Marbella's every amenity and vibrant attraction.

This ideal south orientation is crucial, ensuring maximum natural light throughout the day, optimizing energy efficiency and embracing the quintessential Mediterranean lifestyle. This plot is perfectly poised for the creation of a bespoke, high-end modern villa, meticulously designed for seamless indoor-outdoor living. Envision expansive terraces for al fresco dining, sun-drenched private pools, and lush, landscaped gardens that become direct extensions of the living space, contributing to an exceptional quality of life under the Andalusian sky.

For discerning investors and visionary developers, the urbanistic classification of this land presents an extraordinary advantage. Classified as consolidated urban land under the UE-4 ordinance, the parcel allows significant development potential. It mandates a minimum plot size of 1,000 m² and, critically, grants a buildability coefficient of 26%. These precise specifications provide a robust framework for the development of a substantial, independent luxury residence with architectural freedom. This regulatory clarity ensures any project undertaken can be tailored precisely to meet and exceed the exacting demands of today's ultra-high-net-worth market, allowing for the creation of a landmark property of unparalleled sophistication.

Further amplifying its strategic appeal, this property offers a significant and rare added advantage: an exclusive option to acquire the adjacent plot, possessing strikingly similar characteristics and urbanistic specifications. This unique opportunity fundamentally reshapes the scope of potential development. Combining these two prime parcels unlocks the potential to construct a truly magnificent private estate, sprawling across an expansive footprint, offering unmatched privacy and amenity. Alternatively, for developers, this larger combined area opens the door to an exclusive development of two to three independent luxury villas. Such a project would undoubtedly cater to a highly selective clientele, capitalizing on robust demand for prime new-build properties in this elite locale. All development scenarios are subject to prevailing planning regulations and relevant municipal approvals, which our team at Luxury Realty can expertly guide you through.

The strategic location of this plot is unrivaled. Mere minutes from top international schools, it is ideal for families. Fine dining restaurants, including Michelin-starred establishments and chic chiringuitos, are just moments away. Marbella's pristine sandy beaches, famed for clear waters and vibrant clubs, are a short drive, inviting a quintessential Mediterranean coastal lifestyle. Moreover, the bustling heart of central Marbella, with its charming Old Town, boutique shopping, and vibrant atmosphere, is easily accessible. For those who appreciate resort luxury, the iconic Puente Romano Beach Resort and Spa and the legendary Marbella Club Hotel are virtually on your doorstep. This unparalleled adjacency to world-class leisure, dining, and educational facilities solidifies the property's appeal, marking it as a gateway to the most desirable lifestyle on the Costa del Sol.

In summary, this exceptional plot in Nagüeles represents a convergence of critical elements for a prestigious residential project. It harmonizes an unbeatable Golden Mile location, optimal south orientation for light and warmth, and advantageous urbanistic specifications empowering high-end development. Such opportunities, particularly with potential for expansion through an adjacent plot, are exceedingly rare in this sought-after address. This is a canvas for legacy, an investment in an exclusive lifestyle, and a strategic move in one of the world's dynamic luxury real estate markets. Luxury Realty invites visionary investors and discerning individuals to seize this unique chance to create a landmark residence or an elite development project in an address that speaks volumes of prestige and desirability on the magnificent Costa del Sol, solidifying your presence in the ultimate luxury destination of the South of Spain.

Features:

Sea views, Mountain views