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Land in San Pedro de Alcántara

Reference: R5492260



Bedrooms: by request

Bathrooms: by request

M² Build size:

Price: 3,235,000 €

Status: Sale

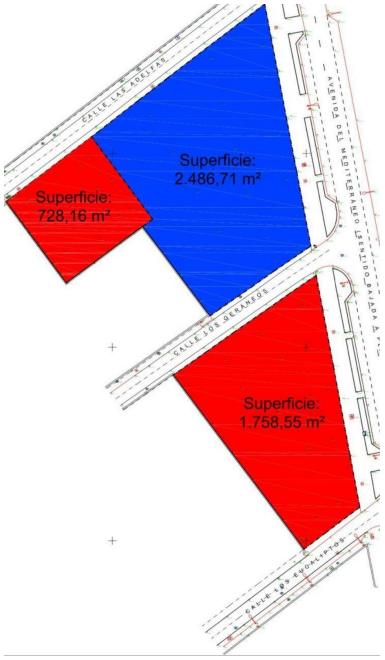
Property Type: Land

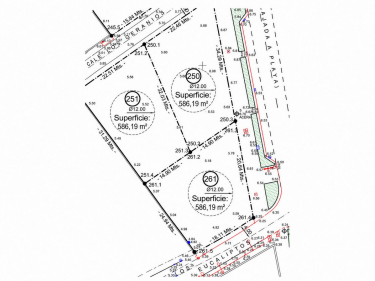
Parking places: by request

M² Plot Size: 1,758








251
Superficie:
586,19 m²
260
Superficie:
586,19 m²
261
Superficie:
586,19 m²
PASAJE PAZAI
CALLE EUCALIPTUS

Overview:

Luxury Realty proudly presents a truly exceptional and increasingly rare opportunity to acquire a substantial parcel of prime urban land in one of the Costa del Sol's most coveted beachside enclaves: Linda Vista, San Pedro de Alcántara. Nestled in the heart of Southern Spain, this offering consists of three adjoining urban plots, providing a blank canvas for the creation of an extraordinary residential project or a singular, magnificent private estate, all within mere footsteps of the glistening Mediterranean Sea.

This exclusive property comprises an impressive total area of approximately 1,758.5 m², meticulously divided into three independent, yet contiguous, urban plots, each spanning approximately 586 m². This inherent flexibility immediately unlocks two distinct and highly appealing development strategies, catering to the most discerning investors and private individuals alike. Such a significant expanse of developable land in a prestigious coastal location is becoming virtually impossible to find, underscoring the unique value of this offering.

For the Visionary Developer: A Boutique Residential Masterpiece

For the astute investor or property developer, these three plots represent a golden opportunity to conceive and execute a boutique residential project of unparalleled appeal. Imagine three exquisitely designed, independent detached villas, each occupying its own generous plot, nestled within an established beachside neighbourhood. This concept is perfectly aligned with the strong market demand from both international buyers seeking a luxurious coastal retreat and local residents desiring an elevated lifestyle near all amenities.

Based on an indicative buildability coefficient of 0.30 m²/m², each individual plot offers approximately 175.86 m² of buildable area. This generous allowance provides ample scope for creating architecturally distinctive homes featuring spacious interiors, private gardens, and bespoke swimming pools, all crafted to the highest standards of modern luxury. The ability to deliver three distinct properties within such a desirable locale guarantees significant interest and potential for substantial returns, positioning this as a strategic acquisition in a robust real estate market. The permitted configuration is understood to allow for a ground floor plus a first floor, reaching a maximum height of approximately 7.5 metres, enabling sophisticated and elegant architectural designs, subject to the final confirmation of applicable planning regulations and municipal approvals.

For the Discerning Private Buyer: An Expansive Coastal Dream Home

Alternatively, for the private buyer with a grand vision of creating an utterly exceptional dream home, these three adjoining plots present the extraordinary possibility of aggregation. Subject to the necessary approvals from Marbella Town Hall, combining these plots into one expansive private estate would create an unrivalled canvas for a truly bespoke residence. This is an opportunity to craft a lifestyle of ultimate luxury and privacy that is simply unattainable with smaller, individual plots.

If aggregation and the same indicative buildability coefficient are approved, the combined site could offer an impressive approximately 527.6 m² of buildable area. This vast potential allows for the construction of a substantial detached villa, a veritable mansion by the sea, complete with sprawling, meticulously landscaped gardens, an expansive private swimming pool, multiple sun-drenched terraces, and extensive private outdoor living and entertaining areas. Picture a property where every detail is tailored to your desires, offering unparalleled space, serenity, and exclusivity in a coveted coastal setting. The architectural possibilities are limitless, from contemporary masterpieces to classic Andalusian estates, all designed to capture the essence of luxurious beachside living.

The Quintessential Location: Linda Vista, San Pedro de Alcántara

The location of this exceptional offering is, without doubt, one of its most compelling selling points. Linda Vista holds a prestigious reputation as one of San Pedro de Alcántara's most attractive and tranquil beachside residential areas. It masterfully combines the peaceful ambience of an exclusive villa environment with the unparalleled convenience of urban living.

Imagine a life where the shimmering Mediterranean Sea and its vibrant promenade are just a short, leisurely stroll away. Here, you can embrace morning walks along the shore, enjoy delightful beachfront chiringuitos, and indulge in a myriad of water sports. Furthermore, the charming and authentic town centre of San Pedro de Alcántara is also within easy walking distance. This means effortless access to an array of gourmet restaurants, chic cafés, boutique shops, essential services, and the lively cultural pulse of this delightful Southern Spanish town. San Pedro de Alcántara itself is celebrated for its authentic Andalusian charm, beautiful avenues, and gastronomic delights, offering a more relaxed yet sophisticated alternative to its bustling neighbour, Marbella, which is just a few minutes' drive away, as is the world-renowned Puerto Banús.

This strategic position within the heart of the Costa del Sol also offers superb connectivity to international schools, championship golf courses, and Malaga International Airport, making it an ideal choice for both permanent residents and those seeking a luxurious holiday home. The allure of Southern Spain, with its year-round sunshine, rich culture, and breathtaking scenery, is perfectly encapsulated in this prime beachside location.

A Strategic Investment in Rarity

Whether your vision is to develop three highly desirable villas for resale or to transform this expansive canvas into one magnificent private residence on a substantial beachside plot, this offering represents a versatile and strategically important opportunity. In today's dynamic real estate market, finding sizeable urban land so close to the sea in a location as established and sought-after as Linda Vista is becoming increasingly challenging, elevating this property to a truly exclusive investment. This is not merely a purchase of land; it is an acquisition of lifestyle, potential, and a secure foothold in one of Europe's most desirable coastal destinations.

Features:

None, New development, Private garden, Investment