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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

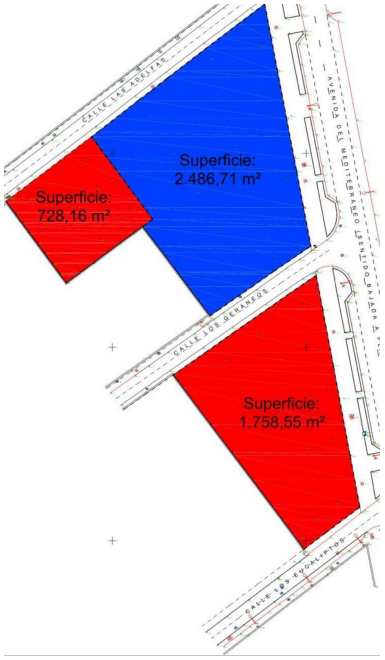
Property Type: Land

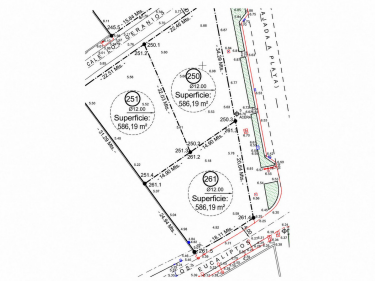
Parking places: by request

M² Plot Size: 1,758









Overview:PRIME BEACHSIDE DEVELOPMENT OPPORTUNITY – LINDA VISTA, SAN PEDRO DE ALCÁNTARA 3 ADJOINING URBAN PLOTS – WALKING DISTANCE TO THE BEACH & PROMENADE CLOSE TO SAN PEDRO DE ALCÁNTARA TOWN CENTRE IDEAL FOR DEVELOPERS – POTENTIAL FOR 3 INDEPENDENT VILLAS ALTERNATIVELY, POTENTIAL TO COMBINE THE 3 PLOTS FOR ONE LARGE DETACHED VILLA Rare opportunity to acquire three adjoining urban plots for sale in Linda Vista, San Pedro de Alcántara, in a highly desirable beachside location just a short walk from the Mediterranean promenade, beach and San Pedro town centre. The property comprises approximately 1,758.5 m² in total, currently divided into three adjoining plots of approximately 586 m² each, offering two particularly attractive development strategies. For an investor or property developer, the plots provide the opportunity to develop three individual detached villas, creating a boutique residential project in an established beachside neighbourhood with strong appeal to both international and local buyers. Based on an indicative buildability of 0.30 m²/m², each plot could provide approximately 175.86 m² of buildable area, subject to the applicable planning regulations and municipal approvals. For a private buyer looking to create an exceptional dream home, the three adjoining plots may also offer the possibility of being aggregated into one larger plot, subject to approval by Marbella Town Hall. If aggregation and the same indicative buildability coefficient are approved, the combined site could offer approximately 527.6 m² of buildable area, providing an outstanding opportunity for a substantial detached villa with generous gardens, swimming pool, terraces and private outdoor living areas. The permitted configuration is understood to allow ground floor plus first floor, with a maximum height of approximately 7.5 metres, subject in all cases to confirmation of the applicable planning parameters and final approval by the competent authorities. The location is a major selling point. Linda Vista is one of San Pedro de Alcántara's most attractive beachside residential areas, combining a peaceful villa environment with the convenience of being able to walk to the beach, promenade, restaurants, cafés, shops and the centre of San Pedro. Whether developed as three villas for resale or transformed into one substantial private residence on a large beachside plot, this is a versatile opportunity in a location where sizeable urban land close to the sea is increasingly difficult to find.

Features:

None, New development, Private garden, Investment