

Вилла в Marbella Референция: R5047234



Спальни: 3 Статус: Продажа Ванные: 2 М² Размер: 200 Тип недвижимости: Вилла Места: по запросу Цена: 1 250 000 € М² Участок: 1 200













Описание:???? Rustic-style house with 1,200 sqm plot of land suitable for developmentHouse in El Rosario –
Marbella East With existing constructions, private water supply, and massive development potential in one of the
Costa del Sol's top residential areas. ???? Prime Location – El Rosario, Marbella East Located just minutes from
Marbella's best beaches and lifestyle spots: \square Only 3 minutes from the beach \square 8 minutes from Marbella town
centre □ 30 minutes from Málaga International Airport □ Adjacent to the renowned Royal Tennis Club Marbella □
Surrounded by restaurants, supermarkets, cafés, schools, and public transport ????□ Plot Features & Existing
Constructions ???? Urbanizable plot of 1,200m² – currently not urbanized, but classified as urbanizable land ????
Urban planning process underway, which will require the future transfer of part of the land for green areas, access
roads, and sanitation infrastructure ???? Main house of 100m² (built in 1965) ???? Charming 40m² wooden
guesthouse or studio ???? Storage/utility house ???? Working vegetable garden with fertile soil ???? Private legal
well with 7 million litres/year water rights ???? Two water tanks (2,500L each) ???? Parking for 4 cars ????
$\textbf{Established trees and green areas} \ \ \textbf{a natural, private setting ????} \ \textbf{Smart Investment in a Growing Area \bullet Located}$
in a high-end residential zone with ongoing development •Great potential for future value increase •Suitable for
building a luxury villa or boutique development •Infrastructure and water supply already in place ???? An
outstanding opportunity in Marbella for investors or private buyers looking ahead. ???? Contact us for further
details, planning documents, or to schedule a private viewing. The abbreviated information document is available to
you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses BRF

Особенности:

None