+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

# Участок в San Pedro de Alcántara

Референция: R5287804



Спальни: по запросу

Ванные: по запросу

M² Размер: 820

Цена: 1 020 000 €

Статус: Продажа

Тип недвижимости: Участок

Места: по запросу

M² Участок: 196







Planta cota +0.66m

| ESTANCIA | SUP. UTIL | SUP. CONSTRUIDA | SUP. COMPUTABLE |
|---|---|---|---|
| Loft A | | | |
| Baño | 3,09 m² | | |
| Dormitorio 1 | 12,32 m² | | |
| Salón-Comedor-Cocina | 23,95 m² | | |
| | 39,36 m² | 47,74 m² | 47,74 m² |
| Loft B | | | |
| Baño 1 | 3,00 m² | | |
| Cocina | 9,71 m² | | |
| Despensa | 2,42 m² | | |
| Distribuidor | 0,77 m² | | |
| Dormitorio | 12,27 m² | | |
| Salón-Comedor | 16,78 m² | | |
| | 44,95 m² | 55,68 m² | 55,68 m² |
| Loft C (ESTUDIO) | | | |
| Baño | 3,62 m² | | |
| Salón-Comedor-Cocina-D | 32,88 m² | | |
| Cocina | | | |
| | 36,30 m² | 38,33 m² | 38,33 m² |
| Zonas comunes | | | |
| Ascensor | 2,25 m² | 2,81 m² | 2,81 m² |
| Escaleras | 6,97 m² | 8,44 m² | 8,44 m² |
| Hall/Distribuidor Edificio | 15,12 m² | 20,87 m² | 20,87 m² |
| Patio | 21,96 m² | 22,57 m² | 0,00 m² |
| | 45,70 m² | 54,69 m² | 32,11 m² |
| | 166,31m² | 196,44 m² | 174,93 m² |

Planta cota -1.21m

| ESTANCIA | SUP. UTIL | SUP. CONSTRUIDA | SUP. COMPUTABLE |
|---|---|---|---|
| Loft A | | | |
| Cate multiusos A | 11,07 m² | | |
| Gimnasio 1 | 19,13 m² | | |
| Aseo 1 | 1,98 m² | | |
| Baño 1 | 2,78 m² | | |
| | 35,35 m² | 36,57 m² | 36,57 m² |
| Loft B | | | |
| Baño 2 | 3,97 m² | | |
| Distribuidor | 2,26 m² | | |
| Cate multiusos B | 12,79 m² | | |
| Gimnasio 1 | 14,12 m² | | |
| | 33,19 m² | 41,83 m² | 41,83 m² |
| Loft C (ESTUDIO) | | | |
| Cate multiusos C | 10,26 m² | | |
| Aseo 2 | 1,71 m² | | |
| Despensa | 1,27 m² | | |
| | 13,23 m² | 16,24 m² | 16,24 m² |
| TOTAL POR PLANTAS | 79,77 m² | 94,64 m² | 69,68 m² |

Planta primera

| ESTANCIA | SUP. UTIL | SUP. CONSTRUIDA | SUP. COMPUTABLE |
|---|---|---|---|
| Vivienda 1ºA | | | |
| Dormitorio 1 | 13,23 m² | | |
| Dormitorio 2 | 11,65 m² | | |
| Salón-Comedor-Cocina | 29,52 m² | | |
| Baño | 4,19 m² | | |
| Aseo | 2,40 m² | | |
| Hall | 3,33 m² | | |
| Vestíbulo | 4,29 m² | | |
| Distribuidor | 3,28 m² | | |
| SUP. CERRADA | 71,87 m² | 86,81 m² | 86,81 m² |
| Balcón | 1,56 m² | | |
| TERRAZA DESCUBIERTA | 1,56 m² | 1,86 m² | 1,86 m² |
| | 73,42 m² | 88,67 m² | 88,67 m² |
| Vivienda 1ºB | | | |
| Salón-Comedor-Cocina | 29,44 m² | | |
| Baño | 3,00 m² | | |
| Dormitorio 1 | 10,44 m² | | |
| Dormitorio 2 | 12,14 m² | | |
| Aseo | 2,03 m² | | |
| Distribuidor | 3,09 m² | | |
| SUP. CERRADA | 60,14 m² | 73,57 m² | 73,57 m² |
| Balcón | 1,47 m² | | |
| TERRAZA DESCUBIERTA | 1,47 m² | 1,64 m² | 1,64 m² |
| | 61,60 m² | 75,20 m² | 75,20 m² |
| Zonas comunes | | | |
| Ascensor | 2,25 m² | 2,81 m² | 2,81 m² |
| Distribuidor edificio | 7,70 m² | 9,17 m² | 9,17 m² |
| Escaleras | 6,66 m² | 8,42 m² | 8,42 m² |
| SUP. CERRADA | 16,61 m² | 20,40 m² | 20,40 m² |
| | 16,61 m² | | |
| TOTAL | 151,64 m² | 184,27 m² | 184,27 m² |

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Описание:Land Investment Opportunity in San Pedro de Alcántara An excellent urban plot for sale in San Pedro de Alcántara, offering a fully feasible residential development according to current urban planning regulations. The plot allows the construction of a multi-family residential building of up to 9 units, with an approximate buildable area of 820 m² and a total constructed surface close to 880 m², making it an ideal opportunity for developers and real estate investors. The proposed development is based on a modern and highly demanded concept in the area, including: Multi-level loft-style units. One- and two-bedroom apartments. Duplex penthouses with private terraces. The design focuses on maximizing land profitability, natural light, functional layouts and product diversity, allowing the project to target different buyer profiles: permanent residence, second home or rental investment. The surrounding area is a well-established urban environment, with immediate access to all essential services such as schools, green areas, shops, restaurants and main transport connections, ensuring strong demand and fast market absorption. Key strengths of the asset: Ready-to-develop urban land. High buildability and full use of permitted parameters. Product aligned with current market demand. Strategic location within San Pedro de Alcántara. Excellent return on investment potential. A unique opportunity to develop an attractive residential project in one of the fastest-growing areas of the Costa del Sol.

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Особенности: