+34 604 489 646

info@luxury-realty.com

Участок в Torremolinos

Референция: R5493310



Спальни: по запросу

Ванные: по запросу

M² Размер: 2 253

Цена: 1 400 000 €

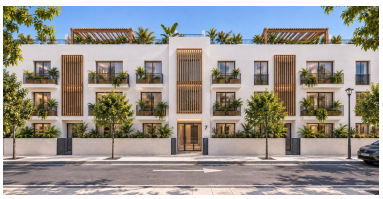
Статус: Продажа

Тип недвижимости: Участок

Места: по запросу

M² Участок: 1 800













Описание:Excellent investment opportunity in Torremolinos. A combination of two plots is offered for sale, with a total surface area of 2,253 m2, located in an area with strong potential for growth and transformation, close to El Pinillo and established residential areas. Due to its size and characteristics, this property is particularly attractive for developers, construction companies and investors looking to undertake a new residential project. According to a preliminary urban planning study, and subject to final confirmation by the Town Hall, the site could allow for a Ground Floor + 2 additional floors. There are also plans for the extension of a new road that would cross part of the plots. Taking this future road into account, with an initially estimated impact of approximately 450 m2, the resulting net land area would be approximately 1,803 m2. The final area affected and the exact road layout are subject to confirmation by the Town Hall. Based on this net area and the preliminary study, the estimated development potential is approximately 5,000–5,400 m2 of buildable floor area, which could potentially accommodate around 45 residential units, depending on the size and layout of the properties, communal areas, parking requirements and the final approved project. The property is located in an area with significant potential for future urban development, close to established residential neighbourhoods and with good connections to the rest of Torremolinos, Benalmádena and Málaga. Nearby amenities include a Cercanías commuter train station, supermarkets, shops, schools, restaurants and a wide range of services, making the location particularly attractive for a future residential development. An excellent opportunity to acquire land with significant development potential in an area with scope for future growth and transformation. Current total land area: 2,253 m2. Estimated net land area after the future road: 1,803 m2. Potential for Ground Floor + 2 additional floors according to the preliminary study, with an indicative potential of approximately 45 residential units. Price negotiable. Serious proposals from developers and investors interested in developing the site will be considered. Urban planning information is indicative, based on a preliminary study, and subject to final confirmation by the relevant Town Hall authorities. Please note that our agency fees are included in the sale price; therefore, you will not incur additional costs for management or real estate advisory services. In compliance with Decree 218/2005 of the Andalusian Regional Government (Junta de Andalucía) dated October 11, we inform you that notary fees, property registration fees, Property Transfer Tax (ITP), and other expenses associated with the sale are not included in the price. The information provided is for guidance purposes only; it is non-binding and holds no contractual value. The offer is subject to errors, price changes, availability, and/or withdrawal from the market without prior notice. This information may have been updated but not yet reflected here; we recommend contacting the company to obtain the latest details and/or to verify the information provided.

Особенности: