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Участок в San Roque

Референция: R5528299

Спальни: по запросу

Ванные: по запросу

M² Размер:

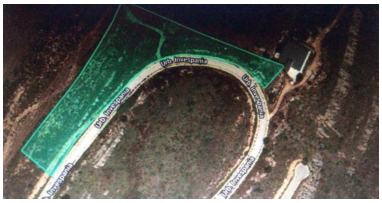
Цена: 3 500 000 €

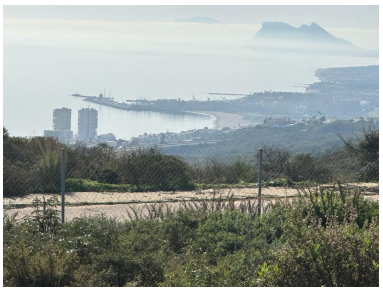
Статус: Продажа

Тип недвижимости: Участок

Места: по запросу

M² Участок: 9 146





Описание:An outstanding investment opportunity in one of the Costa del Sol's most promising residential areas. We are pleased to present this magnificent 9,146 m² urban plot, ideally situated in an elevated position within the Invespania urbanisation in Punta Chullera. Thanks to its privileged location, the plot enjoys spectacular panoramic views of the Mediterranean Sea and the iconic Rock of Gibraltar, offering an exceptional setting where natural beauty, tranquillity and strong property development potential come together. The plot offers an approximate buildability of 2,797 m² of gross floor area, presenting an attractive opportunity for developers and investors looking to undertake a multi-family residential project in an area where high-quality new developments are continuing to gain momentum. Urban Planning Parameters and Development Potential According to the urban planning parameters provided, the plot offers the following characteristics: Plot size: 9,146 m². Total buildable area: approximately 2,797 m² of gross floor area. Intended use: multi-family residential. Standard maximum height: two storeys, with a maximum height of 6.50 metres. Possibility of a third storey: an allowance corresponding to 30% of the second-floor area, with a maximum building height of 9.50 metres, subject to the applicable planning regulations. These characteristics make the plot particularly attractive for a residential development designed to blend harmoniously with its surroundings, taking advantage of the natural topography and outstanding views to create homes with spacious terraces, outdoor living areas and a privileged connection with the Mediterranean landscape. The above parameters should be verified against the relevant municipal planning documentation before the final development project is defined. A Prime Location in an Established and Growing Residential Area One of the property's greatest advantages is its excellent location in Punta Chullera, just a few minutes from the well-known beaches of La Cala Sardina and Playa de los Toros. This coastal enclave is renowned for its natural surroundings, uninterrupted sea views and growing appeal among both national and international property buyers. The area already benefits from established residential developments such as Blue View Heights, Azata Bay and Golden View, which contribute to an increasingly attractive and high-quality residential environment. Furthermore, the surrounding area is experiencing significant development activity, with projects such as Blue Marine, Amphora Beach Residences, Nubay — a development of an exceptionally high standard — Grand Bay and Morasol, among other residential projects. The presence of these developments reinforces the area's appeal and provides a favourable context in which to explore new investment opportunities, particularly projects combining contemporary architecture, generous outdoor spaces and panoramic Mediterranean views. An Attractive Opportunity for Property Developers and Investors With its generous size, elevated position, privileged views and development potential, this plot represents an exciting opportunity for those seeking to develop a residential project in an attractive location on the Costa del Sol. A unique setting where natural beauty, proximity to the sea and the continued growth of the surrounding residential area come together to create a property investment opportunity with considerable appeal. Contact us today to receive further information about the plot, its urban planning parameters and its potential development possibilities. An opportunity well worth exploring.

Особенности:

None, Вид на море, Вид на горы, Инвестиции