



## Residential Plot for sale in Málaga, Málaga

1,300,000 €

Reference: BHHS-MAR-05879 Plot Size: 2,473m<sup>2</sup>





## Costa del Sol, Málaga

This residential development plot of approximately 2,500 m<sup>2</sup> represents an outstanding opportunity within the evolving District Z area of Málaga. With a buildability of 1,177 m<sup>2</sup> of above-ground construction, the land allows for the development of up to 11 terraced houses, making it an attractive proposition for residential investors and developers.

The plot's natural slope provides an additional advantage, as it allows for the creation of non-computable basement levels, significantly increasing usable space without impacting the official buildable volume. This feature enhances design flexibility and overall project value.

Currently, there is a high-voltage electricity tower located on the plot. This infrastructure is scheduled for removal by the developers responsible for the ongoing urbanisation works in District Z. The undergrounding of the power line has already been completed, and the project is awaiting final disconnection and removal by the electricity provider. Supporting documentation confirming this process is available.

Importantly, this plot does not participate in the urbanisation charges of District Z, which represents a significant financial advantage compared to other land parcels in the area.

Strategically positioned with excellent access to Málaga's main road networks, the area offers strong connectivity while benefiting from ongoing transformation and development. This is a rare opportunity to acquire residential land with clear development potential in a growing district of Málaga, combining scale, flexibility, and favourable conditions for future construction.



## Features:

### Features

CloseToRestaurants

TransportNear

MountInSide

AmenitiesNear

StreetView

### Views

Urban

### Setting

Close To Sea

Close To Shops

Close To Town