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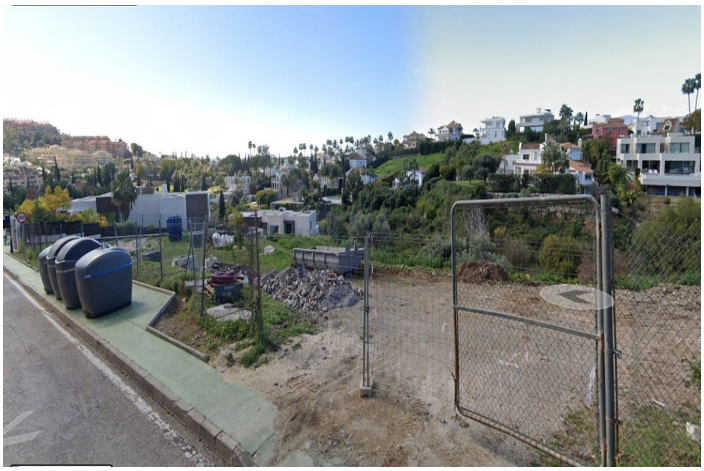
Residential Plot for sale in Nueva Andalucía, Marbella

6,000,000 €

Reference: R5492371 **Plot Size:** 2,688m^2







Costa del Sol, Nueva Andalucía

Two plots for sale in Nueva Andalucía, either together or separately. Total area: 5,058 m².
Plot 1: 2,370 m²
Plot 2: 2,688 m²
Valued at €7,000,000.

ZONING AND BUILDING POTENTIAL
APPLICABLE REGULATION: Detached single-family housing (UE.3).
PRIMARY USE: Residential (detached single-family homes).
COMPATIBLE USES: Compatible uses.
MAXIMUM HEIGHT: Ground floor + 1 (or 7 meters).
SETBACKS: 3 meters from boundaries.
BUILDING RATIO: According to the UE.3 ordinance, the ratio is 0.30 m²/m², although the specific zone is limited to 0.20 m²/m². SITE COVERAGE: 25%.
TOTAL BUILDABLE AREA (PER PLANNING REGULATIONS): Under the ordinance, 1,426 m² could be built (Ground Floor + 1). However, considering the surrounding building typology and the downward slope from the street frontage, we factor in a semi-basement level for each home with an area similar to the ground floor (1/3 of the buildable area); consequently, the area used for calculation purposes is 0.30 m²/m² of the land area.
MINIMUM PLOT SIZE: 800 m².
BUILDING DENSITY/YIELD: According to the UE.3 ordinance, this is 0.30 m²/m², although the specific zone is limited to 0.20 m²/m². SITE COVERAGE: 25%
TOTAL BUILDABLE AREA PER PLANNING REGULATIONS: According to the ordinance, 1,426 m² could be built (Ground Floor + 1). However, taking into account the surrounding building typology and the downward slope from the street frontage, we will include a semi-basement level for each dwelling with an area similar to the ground floor (1/3 of the buildable area); consequently, the area used for calculation purposes will be 0.30 m²/m² of the land area.
MINIMUM PLOT SIZE: 800 m²
BUILDABLE AREA PER REGULATIONS: Plot 22: 2,688 × 0.30 m²/m² = 806.40 m² (total built area); Plot 23: 2,378 × 0.30 m²/m² = 713.40 m² (total built area).

Features:

Orientation
South
West
South West

Views
Panoramic

Setting
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Town
Close To Schools

Category
Investment