



Property type : Plot

Swimming pool : No

Plot area : 4392 m²

Location : Elviria

Bedrooms : 0

Bathrooms : 0

Plot of urban land located in Elviria Sur sector, according to the General Urban Development Plan (PGOU) of the municipality of Marbella.

The land is classified for exempt single-family residential use (UE4) with a buildability of 0.30 m²/m², and a maximum buildable area of 1,317.68 m².

The plot has a total area of 4,392.27 m².

The plot is finalist land, ready for construction, with the possibility of developing up to four villas.

Location: southern area of Elviria, near the golf course.

Urban Parameters: Characteristic use: Single-family residential.

Maximum construction height: PB + 1 (ground floor + one floor) or up to 7.5 m.

Buildability: 0.30. Maximum occupancy: 25% of the plot. Setbacks: 3 m to the public and private limits on the ground floor and 5 m on the upper floor. Minimum plot area: 1,000 m².

This plot represents an excellent investment opportunity in the sought-after area of Elviria, ideal for the construction of luxury villas close to recreational areas and golf courses.



