



**Property type :** Plot

**Location :** Selwo

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** South

**Views :** Mountain views

**Plot area :** 5683 m<sup>2</sup>

Fantastic investment opportunity to acquire one of the best developable plots in the area. Situated in an strategic position, within the so-called New Golden Mile just 2 kms from the highway exits, 7 kms to San Pedro Alcántara, 8 kms to Estepona and Malaga airport is just 45 mins away.

A short drive away we can find also golf courses, supermarkets, restaurants, and other amenities.

This is a great opportunity as similar developments in the area have been very well welcoming and all have sold out before completion. The entire Selwo area and its surroundings is growing a lot and is awakening more and more interest in foreign and Spanish buyers who are looking for quiet areas with closeness to services and cities.

Details:

Plot: 5683 m<sup>2</sup> (Partilly flat, very quiet with hardly any traffic, just residents. Beautiful views of a protected green area)

Buildability: 0.552 m<sup>2</sup>/m<sup>2</sup>

Occupancy: 40%

m<sup>2</sup> of roof: 3139m<sup>2</sup>t (28 houses) (500€/m<sup>2</sup>t)

Volume; PB+2 (+ tower on the 3rd floor of no more than 10% built on PB)

Typology of the area: PM (Pueblo mediterraneo)

Price per m<sup>2</sup> similar new developments in the area: Around 3.000€/m<sup>2</sup>

Renders are just examples of the tipology allowed in the area, plot doesn't come with project.



