



**Property type :** Plot

**Swimming pool :** No

**House area :** 11295 m<sup>2</sup>

**Location :** Selwo

**Plot area :** 20364 m<sup>2</sup>

**Bedrooms :** 0

**Bathrooms :** 0

Fantastic investment opportunity to acquire one of the best developable plots in the area. Situated in a 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:

Plots A+E

They are being grouped actually to unify buildable area and bring them together towards A, since it has better conditions. It has the best views of the sea in the sector and to Monte Selwo (protected green area).

Plot: 20.364 m<sup>2</sup>

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

Occupancy: 40%

m<sup>2</sup> of roof: 11295m<sup>2</sup>t (103 houses) (689€/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



