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**Commercial in Altos de los Monteros****Reference: R4459309**

Bedrooms: by request

Bathrooms: by request

M<sup>2</sup>: 730

Price: 1,100,000 €

Status: Sale

Property Type: Commercial Parking places: by request

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Overview: Plot with project and building license granted, ready to build, with sea views Plot for sale with its project (basic and execution) and construction license granted. The plot is located in the prestigious urbanization of Altos de Los Monteros, in an elevated position to dominate the coast, with panoramic views to the Mediterranean Sea, the African coast and to Marbella city. Just 5 minutes from the center of Marbella, Altos de Los Monteros is a natural enclosure surrounded by large protected green areas and cork oaks. There are two accesses to the urbanization, one through Bahía de Marbella (Hospital Costa del Sol) and the other direct access that takes you to Marbella center through Bello Horizonte. The Urbanization has an entrance with a security barrier, video surveillance, a playground, two equestrian centers and several viewpoints to appreciate the views of the entire coast. On this sector we got 2 plots available with construction license approved: Plot J6B has 1,496m<sup>2</sup> with a project for a modern villa of 730m<sup>2</sup> with 4 bedrooms, 4 bathrooms. The villa is made up of three levels and a large solarium. The basement with a cinema room, gym, sauna, hammam and garage for 4 cars. The villa has an S and SE orientation. The surrounding plots have registered view easements to guarantee this project the views that are presented in the renders. The project has been carried out by the prestigious architecture studio Martínez Galván Arquitectos with a great reputation in luxury villas in Marbella. Ideal for a client who wants to build their own house, getting a finished villa with a value 40% below what can be found on the market. Also ideal for an investor who wants to build and sell, obtaining a good profit. Next to this plot we have another plot available, also with a project and license from the same architecture studio. Consult our company for the construction of the project and benefit from our experience to realize your dream.

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**Features:**

Golf, Pool, Air conditioning, Sea views, Mountain views, Golf, Private garden, Lift, None, Alarm system, 24H Security, Parking, Holiday Home, Investment, Luxury