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**PLANETA PROPERTY**  
Marbella - Spain

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Commercial in Elvira

Reference: R4835194



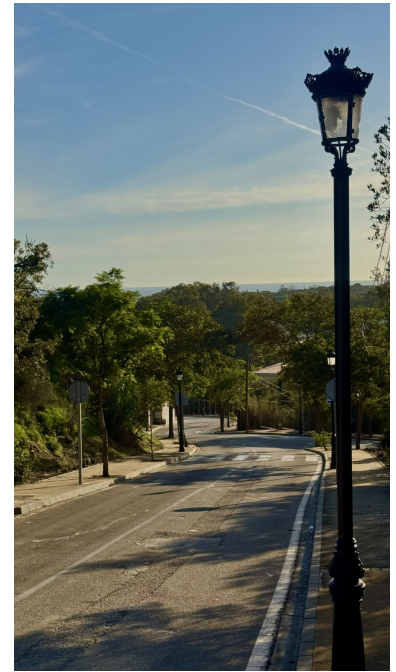
Bedrooms: by request  
Status: Sale

Bathrooms: by request

M<sup>2</sup>: 329

Property Type: Commercial Parking places: by request

Price: 248,000 €



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Overview: Plot for Construction in Elviria Sur, Marbella For sale, an urban plot of 1.100 S/m<sup>2</sup>, located in the prestigious area of Elviria Sur, in the municipality of Marbella, near the golf course. Urban Parameters: - Buildability: 0.30 m<sup>2</sup> of built area per 1 m<sup>2</sup> of land. - Maximum height allowed: ground floor + 1 floor (up to 7.5 m). - Maximum land occupation: 25% of the plot area. - Setbacks: 3 m from public and private boundaries, and 5 m from private boundaries on the upper floor. Characteristic Use: The plot is designated for **\*\*residential use\*\***, with the potential to build **\*\*1 luxury villa\*\***. The land offers excellent investment conditions, with easy access to nearby attractions such as the golf course, and a prime location near Marbella's urban infrastructure. This is an exceptional investment opportunity for developers looking to build modern and spacious villa in one of the most sought-after areas of the Costa del Sol.

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Features:

Golf, Golf, None, Sea views