

Commercial in San Pedro de Alcántara

Reference: R5287804



Bedrooms: by request
Status: Sale

Bathrooms: by request

M²: 820

Price: 920,000 €

Property Type: Commercial Parking places: by request



Planta cota +0.66m

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBIL	SUP. COMUNITARIA
Lugar A	3,00 m ²		
Baño	2,50 m ²		
Comedor 1	12,50 m ²		
Labor Comedor Cocina	80,00 m ²		
SUP. B	98,50 m²	97,50 m²	97,50 m²
Ducha 1	3,00 m ²		
Comedor	9,75 m ²		
Comedor 2	2,40 m ²		
Comedor 3	7,75 m ²		
Comedor 4	1,75 m ²		
Labor Comedor	15,50 m ²		
SUP. C	40,15 m²	30,00 m²	30,00 m²
SUP. C (ESTRUCO)	15,50 m²		
Baño	1,50 m ²		
Labor Comedor Cocina	14,00 m ²		
SUP. D	16,50 m²	16,50 m²	16,50 m²
Totales Comunes	2,25 m²	28,50 m²	28,50 m²
Totales	167,40 m²	162,50 m²	162,50 m²
Plant Construcción Edificio	15,10 m²	20,00 m²	20,00 m²
Totales	182,50 m²	182,50 m²	182,50 m²
Plant	40,15 m²	30,00 m²	30,00 m²
Totales	222,65 m²	212,50 m²	212,50 m²

Planta cota +1.21m

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBIL	SUP. COMUNITARIA
SUP. A	11,00 m²		
Labor Comedor A	11,00 m ²		
Comedor 1	11,10 m ²		
Ducha 1	1,00 m ²		
SUP. B	30,95 m²	30,95 m²	30,95 m²
Ducha 2	3,00 m ²		
Comedor 2	2,50 m ²		
Labor Comedor B	12,70 m ²		
Comedor 3	12,75 m ²		
SUP. C (ESTRUCO)	11,10 m²	11,00 m²	11,00 m²
Labor Comedor C	11,00 m ²		
Ducha 2	1,10 m ²		
Comedor	1,00 m ²		
Totales Comunes	18,80 m²	18,20 m²	18,20 m²
Totales	60,85 m²	60,85 m²	60,85 m²

Planta primera

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBIL	SUP. COMUNITARIA
Ustedes 1ºA	12,00 m ²		
Comedor 1	11,00 m ²		
Comedor 2	11,00 m ²		
Labor Comedor Cocina	30,00 m ²		
Baño	4,00 m ²		
Plant	2,00 m ²		
Usted	3,00 m ²		
Comedor	2,00 m ²		
Comedor 3	3,00 m ²		
SUP. CERRADA	71,00 m²	60,00 m²	60,00 m²
Edificio	1,50 m²	1,50 m²	1,50 m²
TERRENO DOCUMENTAL	1,50 m²	1,50 m²	1,50 m²
Ustedes 1ºA	1,50 m²	1,50 m²	1,50 m²
Labor Comedor Cocina	28,84 m ²		
Baño	3,00 m ²		
Comedor 1	10,84 m ²		
Comedor 2	12,14 m ²		
Plant	2,00 m ²		
Comedor	3,00 m ²		
SUP. CERRADA	60,74 m²	29,97 m²	29,97 m²
Totales	1,50 m²	1,50 m²	1,50 m²
TERRENO DOCUMENTAL	1,50 m²	1,50 m²	1,50 m²
Plant Comunes	2,25 m²	2,25 m²	2,25 m²
Totales	2,25 m²	2,25 m²	2,25 m²
Comedor edificio	7,50 m ²	9,17 m ²	9,17 m ²
Comedor	6,00 m ²	8,45 m ²	8,45 m ²
SUP. CERRADA	16,61 m²	20,90 m²	20,90 m²
Totales	16,61 m²	16,61 m²	16,61 m²
TOTAL	181,66 m²	186,37 m²	186,37 m²

Overview: Land Investment Opportunity in San Pedro de Alcántara An excellent urban plot for sale in San Pedro de Alcántara, offering a fully feasible residential development according to current urban planning regulations. The plot allows the construction of a multi-family residential building of up to 9 units, with an approximate buildable area of 820 m² and a total constructed surface close to 880 m², making it an ideal opportunity for developers and real estate investors. The proposed development is based on a modern and highly demanded concept in the area, including: Multi-level loft-style units. One- and two-bedroom apartments. Duplex penthouses with private terraces. The design focuses on maximizing land profitability, natural light, functional layouts and product diversity, allowing the project to target different buyer profiles: permanent residence, second home or rental investment. The surrounding area is a well-established urban environment, with immediate access to all essential services such as schools, green areas, shops, restaurants and main transport connections, ensuring strong demand and fast market absorption. Key strengths of the asset: Ready-to-develop urban land. High buildability and full use of permitted parameters. Product aligned with current market demand. Strategic location within San Pedro de Alcántara. Excellent return on investment potential. A unique opportunity to develop an attractive residential project in one of the fastest-growing areas of the Costa del Sol.

Features: