

Commercial in San Pedro de Alcántara

Reference: R5287804



Bedrooms: by request

Bathrooms: by request

M<sup>2</sup>: 820

Price: 920,000 €

Status: Sale

Property Type: Commercial Parking places: by request



Planta cota +0.66m

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unit A</b>			
Balcón	3.00 m <sup>2</sup>		
Comedor 1	12.27 m <sup>2</sup>		
Comedor 2	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	30.54 m <sup>2</sup>	87.78 m <sup>2</sup>	87.78 m <sup>2</sup>
<b>Unit B</b>			
Balcón	3.00 m <sup>2</sup>		
Comedor	8.97 m <sup>2</sup>		
Comedor 1	2.26 m <sup>2</sup>		
Comedor 2	2.26 m <sup>2</sup>		
Comedor 3	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	44.95 m <sup>2</sup>	55.80 m <sup>2</sup>	55.80 m <sup>2</sup>
<b>Unit C</b>			
Balcón	1.42 m <sup>2</sup>		
Comedor	14.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	15.69 m <sup>2</sup>	36.33 m <sup>2</sup>	36.33 m <sup>2</sup>
<b>TOTAL</b>	66.86 m <sup>2</sup>	80.93 m <sup>2</sup>	80.93 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comedor	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Instalaciones eléctricas	11.17 m <sup>2</sup>	14.56 m <sup>2</sup>	14.56 m <sup>2</sup>
Balcón	2.64 m <sup>2</sup>	3.39 m <sup>2</sup>	3.39 m <sup>2</sup>
Plano	40.30 m <sup>2</sup>	54.60 m <sup>2</sup>	54.60 m <sup>2</sup>
<b>TOTAL</b>	64.35 m <sup>2</sup>	78.76 m <sup>2</sup>	78.76 m <sup>2</sup>

Planta cota +1.21m

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unit A</b>			
Balcón	1.27 m <sup>2</sup>		
Comedor A	13.13 m <sup>2</sup>		
Comedor B	13.88 m <sup>2</sup>		
Balcón	2.26 m <sup>2</sup>		
SUP. CONSTRUIBLE	30.54 m <sup>2</sup>	36.33 m <sup>2</sup>	36.33 m <sup>2</sup>
<b>Unit B</b>			
Balcón	8.97 m <sup>2</sup>		
Comedor	2.26 m <sup>2</sup>		
Comedor 1	12.27 m <sup>2</sup>		
Comedor 2	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	44.95 m <sup>2</sup>	55.80 m <sup>2</sup>	55.80 m <sup>2</sup>
<b>Unit C</b>			
Balcón	1.42 m <sup>2</sup>		
Comedor	14.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	15.69 m <sup>2</sup>	36.33 m <sup>2</sup>	36.33 m <sup>2</sup>
<b>TOTAL</b>	66.86 m <sup>2</sup>	80.93 m <sup>2</sup>	80.93 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comedor	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Instalaciones eléctricas	11.17 m <sup>2</sup>	14.56 m <sup>2</sup>	14.56 m <sup>2</sup>
Balcón	2.64 m <sup>2</sup>	3.39 m <sup>2</sup>	3.39 m <sup>2</sup>
Plano	40.30 m <sup>2</sup>	54.60 m <sup>2</sup>	54.60 m <sup>2</sup>
<b>TOTAL</b>	64.35 m <sup>2</sup>	78.76 m <sup>2</sup>	78.76 m <sup>2</sup>

Planta primera

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unidad 1A</b>			
Comedor 1	12.27 m <sup>2</sup>		
Comedor 2	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	24.54 m <sup>2</sup>	30.54 m <sup>2</sup>	30.54 m <sup>2</sup>
<b>Unidad 1B</b>			
Balcón	3.00 m <sup>2</sup>		
Comedor	8.97 m <sup>2</sup>		
Comedor 1	2.26 m <sup>2</sup>		
Comedor 2	2.26 m <sup>2</sup>		
Comedor 3	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	24.54 m <sup>2</sup>	30.54 m <sup>2</sup>	30.54 m <sup>2</sup>
<b>Unidad 1C</b>			
Balcón	1.42 m <sup>2</sup>		
Comedor	14.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	15.69 m <sup>2</sup>	36.33 m <sup>2</sup>	36.33 m <sup>2</sup>
<b>TOTAL</b>	66.86 m <sup>2</sup>	80.93 m <sup>2</sup>	80.93 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comedor	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Instalaciones eléctricas	11.17 m <sup>2</sup>	14.56 m <sup>2</sup>	14.56 m <sup>2</sup>
Balcón	2.64 m <sup>2</sup>	3.39 m <sup>2</sup>	3.39 m <sup>2</sup>
Plano	40.30 m <sup>2</sup>	54.60 m <sup>2</sup>	54.60 m <sup>2</sup>
<b>TOTAL</b>	64.35 m <sup>2</sup>	78.76 m <sup>2</sup>	78.76 m <sup>2</sup>

Planta segunda

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unidad 2A</b>			
Comedor 1	12.27 m <sup>2</sup>		
Comedor 2	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	24.54 m <sup>2</sup>	30.54 m <sup>2</sup>	30.54 m <sup>2</sup>
<b>Unidad 2B</b>			
Balcón	3.00 m <sup>2</sup>		
Comedor	8.97 m <sup>2</sup>		
Comedor 1	2.26 m <sup>2</sup>		
Comedor 2	2.26 m <sup>2</sup>		
Comedor 3	12.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	24.54 m <sup>2</sup>	30.54 m <sup>2</sup>	30.54 m <sup>2</sup>
<b>Unidad 2C</b>			
Balcón	1.42 m <sup>2</sup>		
Comedor	14.27 m <sup>2</sup>		
SUP. CONSTRUIBLE	15.69 m <sup>2</sup>	36.33 m <sup>2</sup>	36.33 m <sup>2</sup>
<b>TOTAL</b>	66.86 m <sup>2</sup>	80.93 m <sup>2</sup>	80.93 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comedor	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Instalaciones eléctricas	11.17 m <sup>2</sup>	14.56 m <sup>2</sup>	14.56 m <sup>2</sup>
Balcón	2.64 m <sup>2</sup>	3.39 m <sup>2</sup>	3.39 m <sup>2</sup>
Plano	40.30 m <sup>2</sup>	54.60 m <sup>2</sup>	54.60 m <sup>2</sup>
<b>TOTAL</b>	64.35 m <sup>2</sup>	78.76 m <sup>2</sup>	78.76 m <sup>2</sup>

Planta tercera

ESTANCIAS	SUP. ÚTIL	SUP. CONSTRUIBLE	SUP. COMPARTIDAS
<b>Unidad 3A</b>			
Balcón	2.06 m <sup>2</sup>		
Comedor	13.00 m <sup>2</sup>		
Comedor 1	10.80 m <sup>2</sup>		
Comedor 2	10.80 m <sup>2</sup>		
SUP. CONSTRUIBLE	35.66 m <sup>2</sup>	38.53 m <sup>2</sup>	38.53 m <sup>2</sup>
<b>Unidad 3B</b>			
Balcón	1.50 m <sup>2</sup>		
Comedor	13.00 m <sup>2</sup>		
Comedor 1	10.80 m <sup>2</sup>		
Comedor 2	10.80 m <sup>2</sup>		
SUP. CONSTRUIBLE	35.66 m <sup>2</sup>	38.53 m <sup>2</sup>	38.53 m <sup>2</sup>
<b>Unidad 3C</b>			
Balcón	1.50 m <sup>2</sup>		
Comedor	13.00 m <sup>2</sup>		
Comedor 1	10.80 m <sup>2</sup>		
Comedor 2	10.80 m <sup>2</sup>		
SUP. CONSTRUIBLE	35.66 m <sup>2</sup>	38.53 m <sup>2</sup>	38.53 m <sup>2</sup>
<b>TOTAL</b>	107.94 m <sup>2</sup>	115.59 m <sup>2</sup>	115.59 m <sup>2</sup>
<b>Áreas comunes</b>			
Alcoba	2.25 m <sup>2</sup>	2.81 m <sup>2</sup>	2.81 m <sup>2</sup>
Comedor	4.89 m <sup>2</sup>	6.44 m <sup>2</sup>	6.44 m <sup>2</sup>
Instalaciones eléctricas	11.17 m <sup>2</sup>	14.56 m <sup>2</sup>	14.56 m <sup>2</sup>
Balcón	2.64 m <sup>2</sup>	3.39 m <sup>2</sup>	3.39 m <sup>2</sup>
Plano	40.30 m <sup>2</sup>	54.60 m <sup>2</sup>	54.60 m <sup>2</sup>
<b>TOTAL</b>	64.35 m <sup>2</sup>	78.76 m <sup>2</sup>	78.76 m <sup>2</sup>

**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 m<sup>2</sup> and a total constructed surface close to 880 m<sup>2</sup>, 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:**