

# BROMLEY ESTATES

*Marbella*



## PLOT BEDROOMS BATHROOMS IN COSTALITA

📍 Costalita

REF# BEMR4728133 €2,290,000

BEDS

BATHS

BUILT

PLOT

2464 m<sup>2</sup>

1232 m<sup>2</sup>

### COMMERCIAL PLOT FOR SALE IN ESTEPONA

#### UBICATION:

The plot is located on the corner of Playa del Sol Avenue with Calle de la Luna, adjacent to the Sun Beach, Estepona (Malaga).

#### ACCESS:

The plot is accessed from the existing service lane at the CN-340 (A-7), at Km 165.1 towards Estepona – Marbella. For those who travel in the sense Marbella – Estepona, the access is made from a change of sense to 300 meters of the plot, on the bridge of Cancelada. In addition, there is a pedestrian bridge direct to the plot over the CN-340 and a bus stop a few meters away.

#### DESCRIPTION OF UEN-E4A PARCELA "CHALES OF SOL NORTE":

The soil has a commercial use (C3) with the following parameters:

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Maximum building: 1m<sup>2</sup>/m<sup>2</sup>s.  
Maximum occupancy of the plot: 100%.  
Maximum number of plants: 2.  
Maximum height allowed: 7.5 meters.  
Table of surfaces:

Initial area of the execution unit: 3,080.00 m<sup>2</sup>.  
Cessions made of soil for use and public domain:

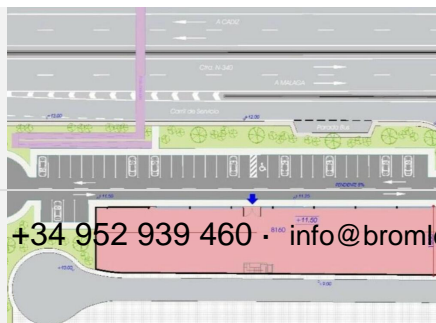
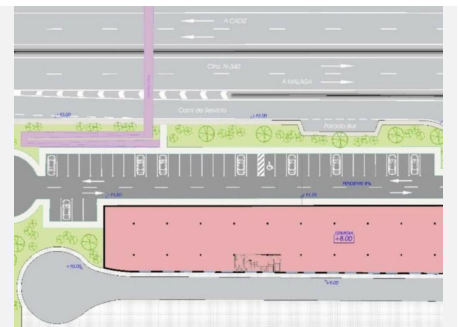
Green area: 510.12 m<sup>2</sup>.  
Road network: 1,337.88 m<sup>2</sup>.  
Use floor and private domain:

Commercial equipment: 1,232,00 m<sup>2</sup>.  
Building:

Ground floor: 1,232,00m<sup>2</sup>.  
Semi-basement: 1,232,00 m<sup>2</sup>. Uses: parking, storage, and other different uses depending on the activity and constructive details.  
Parking:

In the road network: 38 places.  
On the semi-basement floor: up to 56 places, making a total of 94 parking spaces.  
They are now definitively approved:

Redelimitation of Implementation Units.  
Detail Studio.  
Urbanization Project.  
Reparing Project.



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