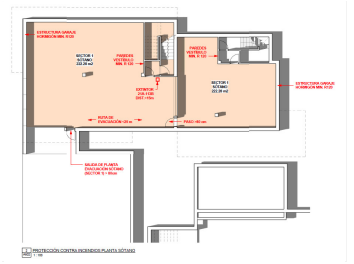
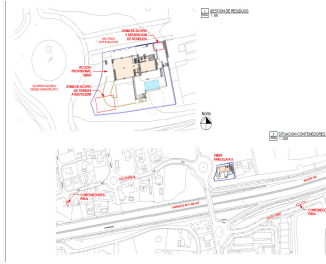
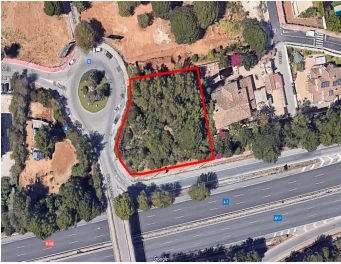


# BROMLEY ESTATES

*Marbella*



## PLOT BEDROOMS BATHROOMS IN MARBELLA

📍 Marbella

REF# BEMR4779085 €675,000

BEDS

BATHS

BUILT

PLOT

m<sup>2</sup>

1080 m<sup>2</sup>

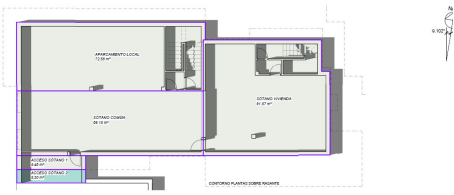
We present an exceptional residential plot of 1,080 square meters located in Nagüeles, one of the most prestigious and high-end areas of Marbella. This magnificent plot offers a unique opportunity to build the property of your dreams. Situated on Marbella's Golden Mile, Nagüeles is known for its exclusivity and proximity to luxury amenities such as golf courses, beach clubs, and gourmet restaurants. Additionally, it is just a few minutes' drive from the center of Marbella and Puerto Banús, where you can enjoy high-end shopping, vibrant nightlife, and spectacular beaches. Surrounded by nature and lush gardens, the plot offers a tranquil and private environment, ideal for a luxurious lifestyle. If you were looking for a prime plot in the best location, know that this is also the best-priced one on the market right now. The large surface area of the plot allows for the construction of a custom residence that reflects your style and needs, making it an excellent long-term investment. With the ongoing development and demand in Nagüeles, this plot represents an excellent opportunity. Close to international schools, health centers, and top-tier services, this neighborhood is composed of luxury villas, ensuring a safe and prestigious environment. Nagüeles is one of the most exclusive neighborhoods in Marbella, situated on the slopes of La Concha mountain, known for its privacy, security, and quality of life. Living in Nagüeles means enjoying the tranquility of a natural setting while being close to the vibrant heart of Marbella. The plot has, topographically speaking, an area of 1,184

+34 952 939 460 · info@bromleyestatesmarbella.com · Urbanización El Rosario, CN340, Km 188, Marbella, Malaga 29603



# BROMLEY ESTATES

## Marbella



### REQUISITOS CONSTRUCION PLANTA SOTERRANEO

#### Clasificación de usos urbanísticos

| COMPOSICIÓN EDIFICABILIDAD | ÁREA      | ÍNDICE EDIF. | COMPOSICIÓN OCUPACIÓN | ÁREA      | ÍNDICE OC. |
|----------------------------|-----------|--------------|-----------------------|-----------|------------|
| COMERCIO LOCAL             | 142.31 m² | 0.120        | COMERCIO LOCAL        | 142.31 m² | 0.120      |
| COMERCIO LOCAL             | 89.28 m²  | 0.080        | COMERCIO LOCAL        | 89.28 m²  | 0.080      |
| COMERCIO LOCAL             | 142.31 m² | 0.120        | COMERCIO LOCAL        | 142.31 m² | 0.120      |
| COMERCIO LOCAL             | 89.28 m²  | 0.080        | COMERCIO LOCAL        | 89.28 m²  | 0.080      |
| VIVIENDA P. ALTA           | 72.22 m²  | 0.091        | VIVIENDA P. ALTA      | 72.22 m²  | 0.091      |
| VIVIENDA P. BAJA           | 37.79 m²  | 0.050        | VIVIENDA P. BAJA      | 37.79 m²  | 0.050      |
| VIVIENDA P. BAJA           | 63.28 m²  | 0.121        | VIVIENDA P. BAJA      | 63.28 m²  | 0.121      |
| TOTAL                      | 282.15 m² | 0.145        | TOTAL                 | 282.15 m² | 0.145      |