

# BROMLEY ESTATES

*Marbella*



## PLOT BEDROOMS BATHROOMS IN THE GOLDEN MILE

 The Golden Mile

REF# BEMR4875892 €6,900,000

BEDS

BATHS

BUILT

PLOT

m<sup>2</sup>

5076 m<sup>2</sup>

Located in the prestigious Golden Mile of Marbella, this plot offers a unique opportunity for those looking to invest in one of the most sought-after areas of the Costa del Sol. With an impressive size of 5,076m<sup>2</sup>, this property not only promises a quality lifestyle but also significant development potential and considerable future value.

The plot features partial sea views from the first floor for some of the villas, adding an extra allure to its already impressive offering. Its proximity to the most exclusive areas of Marbella, including residences of renowned brands, makes it a strategic investment. Additionally, its location allows easy access to shops, the beach, and a wide variety of restaurants, ensuring a comfortable and luxurious living experience.

One of the most outstanding features of this property is the possibility to develop up to five villas of approximately 950m<sup>2</sup> each, with individual plots of just over 1,000m<sup>2</sup>. This development flexibility offers investors the opportunity to maximize the use of the land, creating exclusive residences that can meet the demand for luxury housing in the region.

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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In summary, this plot on Marbella's Golden Mile represents an incredible opportunity for those looking to combine a high-quality lifestyle with a solid investment in a constantly growing real estate market. Its privileged location and development potential make this property an exceptional choice for visionary investors.

The area (Planning Scope PA NG 1 "Swedish Forest Center") is currently awaiting a "Special Plan" approval, which means it does not yet have an official zoning designation.

However, the urban planning document includes zoning provisions for single-family detached homes (UE-3) on minimum plots of 800 m<sup>2</sup>, or attached homes (UA-3) on minimum plots of 200 m<sup>2</sup>. This designation suggests the potential to construct up to 25 residences on the property.

A development of five villas would therefore be feasible, but only after the approval of either the Special Plan or the new General Plan and upon the granting of necessary licenses.

The approval timeline for the new General or Special Plan is uncertain. Only the City Council has the insight on this matter. A preliminary document is expected in 2025, which may provide further clarity.

The potential to build five villas will ultimately depend on the guidelines in the upcoming General or Special Plan. This could allow for five, six, or even up to 25 attached homes, or possibly none if, for instance, the area is designated as a green zone. However, current indications suggest a likely zoning designation of UE-3, which would permit up to six residences.