



## RESIDENTIAL PLOT BEDROOMS BATHROOMS IN THE GOLDEN MILE

📍 The Golden Mile

REF# R5014636 €9,500,000

BEDS

BATHS

BUILT

6332 m<sup>2</sup>

PLOT

10800 m<sup>2</sup>

Exclusive Plot for Sale. Marbella's Golden Mile

We present an exceptional investment opportunity in one of the most prestigious areas of Marbella. This property consists of a total land area of 9,260 m<sup>2</sup>, resulting from expropriations on an original plot of 10,800 m<sup>2</sup>. Of this surface, 6,332 m<sup>2</sup> are buildable, while the remaining area is allocated to roads and open spaces, in accordance with the Detailed Study and attached parceling plans.

- 6 buildable plots, each approximately 1,000 m<sup>2</sup>.
- Buildability: 0.26 m<sup>2</sup>/m<sup>2</sup> | Maximum height: 7.5 meters
- Ideal for luxury villas with an estimated value of €4–5 million each
- Projected value of completed development: €24–30 million
- Total land price: €9.5 million (€1,500/m<sup>2</sup>)

# BROMLEY ESTATES

*Marbella*

## Urban Planning Status:

- Urbanization license (roads and utilities) currently in process, reducing buyer uncertainty and increasing land value.
- The Town Hall will require a guarantee (approx. 7% of the construction budget).
- Construction or sale is already possible on all plots, except those closest to the road, which are pending final boundary approval (expected shortly).
- Noise barriers are currently being installed in the area, significantly enhancing the residential environment.

## Technical Project:

- Managed by a renowned architect with extensive experience and direct communication with municipal technical staff.
- Geotechnical study already underway, with expected ground conditioning work to be less intensive than in neighboring plots, reducing urbanization costs.

