



## RESIDENTIAL PLOT BEDROOMS BATHROOMS IN GUADALMINA ALTA

📍 Guadalmina Alta

REF# R5250592 €1,100,000

BEDS

BATHS

BUILT

PLOT

m<sup>2</sup>

1050 m<sup>2</sup>

Urban Plot with Completed Project and Building Permit in Effect – Guadalmina Golf Course Frontline

A strategic opportunity for immediate development is presented in one of the most established and sought-after residential areas of Guadalmina, on the first line of the golf course and next to the lake, with a privileged orientation and panoramic views of the golf course and La Concha mountain.

The plot has an area of 1,050 m<sup>2</sup>, optimal topography, and a fully urbanized surrounding area, guaranteeing ease of construction and minimizing unforeseen issues during construction.

Completed Project Plan Included – Immediate Start

The property includes a fully developed contemporary architectural project with a granted and executed building permit, allowing construction to begin immediately, eliminating administrative delays and reducing

planning risks.

The project envisions a villa with 575.95 m<sup>2</sup> of constructed area, designed according to modern architectural principles, featuring:

Large glazed surfaces for maximum natural light

Direct visual integration with the golf course and lake

Optimized layout for a high-end residence

Contemporary volumes and clean lines

Spacious terraces and outdoor spaces

Technical and Investment Advantages

Urban plot in a fully developed area

Available infrastructure and utilities

Low-density, high-end residential environment

Premium location with high demand in the luxury market

Excellent connectivity to San Pedro, Marbella, and key services

The prime golf course location with lake views and La Concha beach offers a clear competitive advantage in the luxury villa segment, optimizing both marketing and return on investment.

Ideal Profile

This project is especially attractive for:

Builders seeking a ready-to-build property without administrative delays

Developers prioritizing rapid turnover and legal certainty

Investors looking to develop in a ?location ?with ?established ?demand and ?sustained growth potential

In ?short, this ?is ?an ?asset ?with an immediate competitive advantage: prime ?location ?+ approved ?project ?+ ?granted ?permit ?+ ?established ?environment.



