

# BROMLEY ESTATES

*Marbella*



## RESIDENTIAL PLOT BEDROOMS BATHROOMS IN CANCELADA

📍 Cancelada

REF# R5286616 €1,600,000

BEDS

BATHS

BUILT

PLOT

1127 m<sup>2</sup>

2000 m<sup>2</sup>

Please read full information! Commercial – Residential, urbanizable plot for investors located in the Cancelada area, close to numerous golf courses and the famous Villa Padierna hotel. Within walking distance of shops and restaurants, just a few minutes from the beach. Available for sale: approximately 1,290 m<sup>2</sup> plot – 752 m<sup>2</sup> buildable area at €1,600,000 – 6 APARTMENTS. Available for long-term lease: approximately 710 m<sup>2</sup> for commercial use – 375 m<sup>2</sup> buildable area, rental price upon request. Total buildability: 1,127.07 m<sup>2</sup>. Use: Residential / Commercial. Type: PM.

### ESTIMATED SURFACE AREA TABLE

Buildable m<sup>2</sup>

MAXIMUM BUILDABILITY 1,127.07

GROUND LEVEL

RESIDENTIAL USE ground floor RESIDENTIAL USE first floor RESIDENTIAL USE second floor

PENTHOUSE

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(X 2) (X 2) (X 2)

249.00 249.00 254.00

COMMERCIAL USE GROUND FLOOR 375.00

TOTAL ABOVE GROUND AREA 1,127.07

GROUND LEVEL (not computable)

RESIDENTIAL PARKING use 500.00 COMMERCIAL PARKING use 400.00

TOTAL UNDERGROUND AREA 900.00 SWIMMING POOL USE 75.00

