

# BROMLEY ESTATES

*Marbella*



## RESIDENTIAL PLOT BEDROOMS BATHROOMS IN LAS CHAPAS

📍 Las Chapas

REF# R5311849 €800,000

BEDS

BATHS

BUILT

PLOT

m<sup>2</sup>

3990 m<sup>2</sup>

### PLOT OF LAND IN LAS CHAPAS, MARBELLA – WITH VIEWS OF CABOPINO GOLF

A land plot located in Las Chapas, Marbella, offering views of Cabopino Golf Course and a total surface area of 3,990 sqm.

Urban planning regulations allow any category of private facilities within the “private equipment” land designation, and it can be used, among others, for:

Permitted Uses

Leisure, recreation, and entertainment establishments

Sports center

Schools

Clinics and hospitals, with or without accommodation

Residences for the elderly, students, or athletes

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## Building Specifications

Buildability: 0.5 m<sup>2</sup>/m<sup>2</sup>

Maximum height: Ground floor + 3 levels

Note: Sports pavilions may have uncovered structures

## REGULATORY UPDATE – STRATEGIC OPPORTUNITY

Decree-Law 1/2025 of February 24 allows this facility-designated land (suelo dotacional) to be used for social housing, provided it is not required for public facilities.

This converts the asset into a strategic lever for rapidly increasing affordable housing supply.