



This plot is located in Marbella just a few minutes away from the city centre, with close proximity to transport, school and shops. The plot is being sold with a project for a luxury villa. The plot has 1385m2, of which 450m2 can be built on.

Plot of 1000m2 allowed to build 400m2 due to a building ratio of 33%. The green area belongs to the community and is not part of the plot. Adjacent to green area. With sea views. BASIC DATA OF THE PLOT: â€¢ Surface area: 1,385 mÂ² â€¢ Facade: 40.21 m â€¢ Access from the street: Descending â€¢ Type: Urban â€¢ Slope: Moderate â€¢ Building ratio: SERVICES AND EQUIPMENT AT THE PLOT: â€¢ Water â€¢ Electricity â€¢ Telephone â€¢ Mobile phone coverage â€¢ Sewerage â€¢ Sanitation â€¢ Public lighting â€¢ Sidewalks LAND, ORIENTATION, AND NOISE LAND â€¢ Soil composition: Granitic â€¢ Vegetation: Shrubs with some trees â€¢ Distance to electricity cable: Less than 0.5 km â€¢ Type of facade fencing: None â€¢ Type of back fencing: None â€¢ Type of right side fencing: None â€¢ Type of left side fencing: None â€¢ Predicable and/or passing servitudes: None VIEWS AND ORIENTATION â€¢ Direct sunlight hours at the plot: All day â€¢ Scope of the view: Horizon â€¢ Quality of the view: Impeccable â€¢ Sea views: Yes â€¢ Natural park views: No NOISE â€¢ Noise level in the urbanization: No noise â€¢ Type of sound: Distance from the entrance of the urbanization to the plot: Less than 2 km â€¢ Distance to the nearest town: Less than 5 km â€¢ Distance to the nearest railway station: Less than 5 km â€¢ Distance to the nearest bus station: Less than 5 km â€¢ Distance to the nearest school bus station: Less than 5 km â€¢ Accessibility to the plot: Paved road. State of the asphalt on the facade section of the plot: Asphalted Distance to travel on unpaved areas until reaching the plot: Less than 0.5 km Neighborhood: Distance to the nearest school: Less than 2 km Distance to the nearest grocery store: Less than 2 km Distance to the nearest pharmacy: Less than 2 km.

CONVENIENCE:

Landscape Amenities:

Forest, Mountain, Sea, North East, Urbanisation, Close To Forest, Close To Schools, Close To Sea, Close To Golf,

Security Amenities: Resale, Reduced, Off Plan, Investment, Distressed, Telephone, Drinkable Water, Electricity, Near Transport,

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