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For sale: A prime residential plot located in Paseo Dinamara, Elviria, Marbella East, offering south-east facing sea views. This large, flat plot is classified under zoning EU-4, with a buildability of 0.20 m<sup>2</sup>/m<sup>2</sup>s and an occupation rate of 0.25%. The maximum height permitted for construction is 7.5 meters. Situated in the esteemed Elviria area of Marbella, this plot is just a 15-minute drive from Marbella city center and 25 minutes from Malaga International Airport. The property is conveniently located 2.1 km from the heart of Elviria and 2.7 km from the beach. This area is well-served with a variety of amenities including restaurants, supermarkets, banks, and hotels. Notable attractions include the picturesque sandy beaches, renowned beachside dining establishments, and the celebrated Nikki Beach club. The locality is also known for its excellent educational facilities, hosting some of the top international schools such as the English International College, Deutsche Schule, and Colegio Ecos. The plot spans an area of 1,282 sqm, providing a unique opportunity to construct a distinguished villa in a sought-after location. The purchase is subject to a 21% value-added tax (VAT).

#### MORE INFORMATION

#### CONVENIENCE:

##### Landscape Amenities:

Urban, Mountain, Sea, South East, Suburban,

**Security Amenities:** Investment, Cheap,