



Residential real estate / Land / Costa del Sol / Marbella

Land plot in Marbella

Marbella, Costa del Sol

920000 €

REF
R5287804

AREA
820 m2

BATHROOMS

ROOMS



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Land plot in Marbella

Land investment opportunity for residential development in San Pedro de Alcántara

An excellent urban plot is available for sale in San Pedro de Alcántara, offering a fully feasible residential development according to current urban planning regulations. The plot allows for the construction of a multi-family residential building of up to 9 units, with an approximate buildable area of 820 m² and a total constructed surface close to 880 m², making it an ideal opportunity for developers and real estate investors.

The proposed development includes modern loft-style units, one- and two-bedroom apartments, and duplex penthouses with private terraces. The design focuses on maximizing land profitability, natural light, functional layouts, and product diversity, targeting different buyer profiles such as permanent residence, second home, or rental investment. The surrounding area is well-established, with immediate access to essential services like schools, green areas, shops, restaurants, and main transport connections, ensuring strong demand and fast market absorption.

Key features

- Plot area: 196 m²
- Buildable area: 820 m²
- Total constructed surface: 880 m²
- Capacity for up to 9 residential units
- Strategic location in San Pedro de Alcántara
- Excellent return on investment potential

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Planta cota +0.66m

ESTANCIA	SUP. ÚTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Loft A			
Baño	3.09 m²		
Dormitorio 1	12.32 m²		
Salón-Corredor-Cocina	23.95 m²		
	39.36 m²	37.74 m²	37.74 m²
Loft B			
Baño 1	3.00 m²		
Cocina	9.71 m²		
Dispensa	2.42 m²		
Distribuidor	0.77 m²		
Dormitorio	12.57 m²		
Salón-Corredor	16.78 m²		
	44.25 m²	55.88 m²	55.88 m²
Loft C (ESTUDIO)			
Baño	3.42 m²		
Salón-Corredor-Cocina-D	32.88 m²		
	36.30 m²	38.33 m²	38.33 m²
Zonas comunes			
Ascensor	2.25 m²	2.81 m²	2.81 m²
Escaleras	6.87 m²	8.44 m²	8.44 m²
Pasillo/Receptor Edificio	15.12 m²	20.87 m²	20.87 m²
Patio	21.46 m²	22.57 m²	0.00 m²
	45.70 m²	54.69 m²	52.13 m²
	166.31 m²	196.64 m²	173.07 m²

Planta cota -1.21m

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Loft A			
Sala multiusos A	11.07 m²		
Gimnasio 1	15.13 m²		
Aseo 1	1.38 m²		
Baño 1	2.78 m²		
	30.35 m²	36.57 m²	36.57 m²
Loft B			
Baño 2	3.97 m²		
Distribuidor	2.26 m²		
Sala multiusos B	12.79 m²		
Gimnasio 1	14.12 m²		
	33.14 m²	41.83 m²	41.83 m²
Loft C (ESTUDIO)			
Sala multiusos C	10.28 m²		
Aseo 2	1.71 m²		
Despensa	1.27 m²		
	13.23 m²	16.24 m²	16.24 m²
TOTAL POR PLANTAS	76.72 m²	94.64 m²	94.64 m²

Planta primera

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 1ªA			
Dormitorio 1	13.21 m²		
Dormitorio 2	11.65 m²		
Salón Comedor-Cocina	29.92 m²		
Baño	4.19 m²		
Aseo	2.40 m²		
Hall	3.33 m²		
Verdadero	4.29 m²		
Distribuidor	3.28 m²		
SUP. CERRADA	71.87 m²	86.81 m²	86.81 m²
Balcón	1.50 m²		
TERRAZA DESCUBERTA	1.50 m²	1.86 m²	1.86 m²
	73.42 m²	88.67 m²	88.67 m²
Vivienda 1ªB			
Salón Comedor-Cocina	29.44 m²		
Baño	3.08 m²		
Dormitorio 1	10.44 m²		
Dormitorio 2	12.14 m²		
Aseo	2.03 m²		
Distribuidor	3.09 m²		
SUP. CERRADA	60.14 m²	73.52 m²	73.52 m²
Balcón	1.47 m²		
TERRAZA DESCUBERTA	1.42 m²	1.64 m²	1.64 m²
	61.60 m²	75.20 m²	75.20 m²
Zonas comunes			
Ascensor	2.25 m²	2.81 m²	2.81 m²
Distribuidor edificio	2.76 m²	9.17 m²	9.17 m²
Escaleras	6.66 m²	8.42 m²	8.42 m²
SUP. CERRADA	16.61 m²	20.40 m²	20.40 m²
	16.61 m²		
TOTAL	151.64 m²	184.22 m²	184.22 m²

Planta segunda

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 2ªA			
Dormitorio 1	12.86 m²		
Salón Comedor	21.94 m²		
Cocina	4.64 m²		
Baño	3.74 m²		
Hall	1.00 m²		
Distribuidor	2.05 m²		
Aseo	2.14 m²		
SUP. CERRADA	53.38 m²	66.54 m²	66.54 m²
Terraza	17.31 m²	20.58 m²	0.00 m²
Balcón	0.99 m²	1.23 m²	0.00 m²
TERRAZA DESCUBERTA	18.30 m²	21.81 m²	0.00 m²
	71.68 m²	88.35 m²	66.54 m²
Vivienda 2ªB			
Dormitorio 2	12.15 m²		
Baño	3.00 m²		
Dormitorio 1	10.44 m²		
Distribuidor	3.09 m²		
Salón-Cocina	29.44 m²		
Aseo	2.01 m²		
SUP. CERRADA	60.12 m²	73.56 m²	73.56 m²
Balcón	1.50 m²		
TERRAZA DESCUBERTA	1.50 m²	1.64 m²	0.00 m²
	61.70 m²	75.17 m²	73.56 m²
Zonas comunes			
Distribuidor edificio	8.00 m²	9.54 m²	9.54 m²
Ascensor	2.25 m²	2.81 m²	2.81 m²
Escalera	6.36 m²	8.05 m²	8.05 m²
SUP. CERRADA	16.61 m²	20.40 m²	20.40 m²
	16.61 m²		
TOTAL	149.99 m²	183.93 m²	160.49 m²

Planta tercera

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3ªA			
Aseo	2.08 m²		
Hall	3.06 m²		
Salón-Cocina	26.68 m²		
SUP. CERRADA	31.80 m²	39.33 m²	39.33 m²
Balcón	1.92 m²		
TERRAZA DESCUBERTA	1.92 m²	2.35 m²	0.00 m²
	33.72 m²	41.68 m²	39.33 m²
Vivienda 3ªB			
Aseo	2.03 m²		
Baño	3.00 m²		
Distribuidor	3.04 m²		
Dormitorio 1	10.44 m²		
Dormitorio 2	12.15 m²		
Salón-comedor-cocina	29.49 m²		
SUP. CERRADA	60.15 m²	73.19 m²	73.19 m²
Balcón	0.93 m²		
TERRAZA DESCUBERTA	0.93 m²	0.98 m²	0.00 m²
	61.08 m²	74.17 m²	73.19 m²
Zonas comunes			
Ascensor	2.25 m²	2.81 m²	2.81 m²
Distribuidor	7.04 m²	9.61 m²	9.61 m²
Escalera	6.36 m²	7.99 m²	7.99 m²
SUP. CERRADA	15.64 m²	27.64 m²	27.64 m²
Instalaciones/Tendederos	21.89 m²		
TERRAZA DESCUBERTA	21.89 m²		
	37.54 m²		
TOTAL	132.34 m²	163.89 m²	160.56 m²

Planta bajo cubierta

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3ªA			
Dormitorio principal	12.98 m²		
Aseo	1.21 m²		
SUP. CERRADA	16.25 m²	18.52 m²	18.52 m²
	16.25 m²		
Vivienda 3ªB			
Dormitorio principal	16.80 m²		
Baño	4.25 m²		
SUP. CERRADA	21.05 m²	24.69 m²	24.69 m²
Terraza	7.83 m²	10.66 m²	0.00 m²
TERRAZA DESCUBERTA	28.88 m²	35.35 m²	24.69 m²
Zonas comunes			
Ascensor	2.25 m²	2.76 m²	2.76 m²
SUP. CERRADA	2.25 m²	2.76 m²	2.76 m²
	47.38 m²	56.63 m²	45.97 m²

Nº TOTAL DE VIVIENDAS: 9



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