



Residential real estate / Land / Costa del Sol / Marbella

Land plot in Marbella

Marbella, Costa del Sol

2750000 €

REF
R5263591

AREA
555 m2

BATHROOMS

ROOMS



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Land plot in Marbella

Prime plot for development near Puerto Banús

This exceptional plot is located just a three-minute walk from the vibrant Puerto Banús, offering an unbeatable location close to beaches, luxury boutiques, restaurants, and nightlife. It presents a rare opportunity in one of Marbella's most sought-after areas, with the potential to be divided into two parcels for the development of individual villas.

The plot has a buildability of 30% of the land size, allowing for a total construction density of 35%, plus an additional 50% permitted below ground level for basements or leisure areas. Urban planning regulations ensure privacy and compliance with a 5-meter setback from the river and 3 meters from neighboring properties.

Key features

- Total area: 1,587 m²
- Buildable area: 30% of land size
- Construction density: 35% plus 50% below ground level
- Walking distance to Puerto Banús
- Potential for two individual villas

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