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Land

Sierra Blanca



Rooms: 0	Bathrooms: 0	M²: 0	Price: 20,000,000 €
Status: Sale	Property Type: Land	Reference: R4079158	Publish date: 12.05.23

Overview:FANTASTIC HUGE PLOT WITH SEA VIEWS IN PRESTIGIOUS SIERRA BLANCA, MARBELLA Don't miss a rare opportunity and excellent investment! The property is composed by 16 plots of land of Marbella's Land Registry's, with a total land area of about 58.500 m2. It is located in the renowned area of Sierra Blanca/Nagüeles of Marbella's Golden Mile, next to the Nagüeles stream, and it features panoramic sea and mountain views and a gentle slope towards the southwest. In terms of city planning, the property is entirely included in the UPR NG 21 "Los Llanos de Nagüeles" sector of developable land of the current general city plan of Marbella of 1986, with a total land area of about 30 hectares and a raw development ratio of 15% for single-family residential use. The physical development of the sector requires the prior approval of a zoning master plan ("Plan Parcial de Ordenación"). The plan, promoted by a management committee of the majority of landowners within the sector, is currently in the preliminary environmental review phase that was filed with the environmental agency in March 2020. The final review by the environmental agency is still pending, and the developer filed a reminder in May 2022. Once the preliminary environmental review has been completed, the plan will be processed for approval by the local planning department, a process that can be expected to take between one and two years. The final approval of the master plan will make the sector eligible for infrastructure and building construction. In the current draft of the master plan, most of the property under study is zoned for detached or attached single-family residential

use, with a maximum of two floors and a development ratio of 24,64%. Some of the land is reserved for interior roads of the development. The general city master plan also allows the zoning of properties larger than 25.000 m2 for multi-family residential use with a maximum height of 4 floors. The choice of zoning will have to be made in the master plan once the environmental review has been completed. This fantastic plot for sale is located on the hillside of the upper part of the famous Golden Mile in fabulous Sierra Blanca, an established and very exclusive area of Marbella, close to all amenities and everything a person can need for the most sophisticated lifestyle. .Surrounded with a protected natural park and the magnificent mansions and elegant villas of the prestigious area of Sierra Blanca, it enjoys amazing panoramic views towards the picturesque surroundings with old olive trees and Mediterranean pines.

Features:

Sea views, None, None