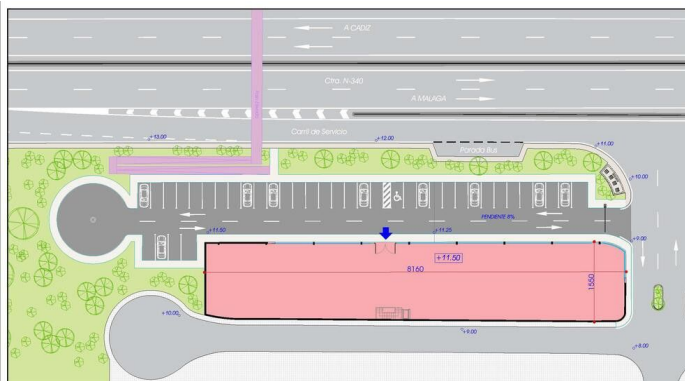


# Land for sale in Costalita, Estepona

2,290,000 €

Reference: R4728133 Plot Size: 1,232m<sup>2</sup> Build Size: 2,464m<sup>2</sup>



PLANTA BAJA - SUPERFICIE 1.232 m<sup>2</sup>  
CENTRO COMERCIAL A-UEN - E4 - ESTEPOÑA



## Costa del Sol, Costalita

### COMMERCIAL PLOT FOR SALE IN ESTEPONA

#### UBICATION:

The plot is located on the corner of Playa del Sol Avenue with Calle de la Luna, adjacent to the Sun Beach, Estepona (Malaga).

#### ACCESS:

The plot is accessed from the existing service lane at the CN-340 (A-7), at Km 165.1 towards Estepona - Marbella. For those who travel in the sense Marbella - Estepona, the access is made from a change of sense to 300 meters of the plot, on the bridge of Cancelada. In addition, there is a pedestrian bridge direct to the plot over the CN-340 and a bus stop a few meters away.

#### DESCRIPTION OF UEN-E4A PARCELA "CHALES OF SOL NORTE":

The soil has a commercial use (C3) with the following parameters:

Maximum building: 1m<sup>2</sup>/m<sup>2</sup>s.

Maximum occupancy of the plot: 100%.

Maximum number of plants: 2.

Maximum height allowed: 7.5 meters.

Table of surfaces:

Initial area of the execution unit: 3,080.00 m<sup>2</sup>.

Cessions made of soil for use and public domain:

Green area: 510.12 m<sup>2</sup>.

Road network: 1,337.88 m<sup>2</sup>.

Use floor and private domain:

Commercial equipment: 1,232,00 m<sup>2</sup>.

Building:

Ground floor: 1,232,00m<sup>2</sup>.

Semi-basement: 1,232,00 m<sup>2</sup>. Uses: parking, storage, and other different uses depending on the activity and constructive details.

Parking:

In the road network: 38 places.

On the semi-basement floor: up to 56 places, making a total of 94 parking spaces.

They are now definitively approved:

Redelimitation of Implementation Units.

Detail Studio.

Urbanization Project.

Reparing Project.



## Features:

### Features

Near Transport

### Setting

Close To Sea

### Energy Rating

A

### Orientation

North

### Garden

Private

### CO2 Emission Rating

A

### Views

Street

### Parking

Private