

## Residential Plot for sale in Málaga Este, Málaga

185,500 €

Reference: R4870705 Plot Size: 236m<sup>2</sup>



## Costa del Sol, Málaga Este

For sale: Two urban plots with building permit in Málaga

Building permit granted! Two adjacent urban plots for sale, totaling 236 m<sup>2</sup>, perfect for constructing a single-family villa or two separate homes, with a building capacity of 700 m<sup>2</sup>.

Plot size: 236 m<sup>2</sup>

Building capacity: Up to 1.8 m<sup>2</sup>/m<sup>2</sup> buildable area, with 100% occupancy.

Urban zoning: CTP1, with a maximum height of 7.5 m (ground floor + 1 additional floor).

Orientation: South and west, with views of the sea and the entire city of Málaga.

The land has a slight slope, significantly reducing construction costs. A geotechnical study has been completed, with a solid foundation found at 20 cm depth. The plot is completely flat, with no need for separation from neighboring parcels or the road.

Additional possibilities:

Option to build a 4-bedroom, single-story home, fully accessible for people with reduced mobility.

Full project management or turn-key construction service available if desired.

Price: Negotiable before the start of construction.

Location: Málaga, with excellent views and orientation in a quiet area.

Agency fees included in the sale price, with no additional costs.



## Features:

### Orientation

South

### Views

Sea

Mountain

Panoramic

Country

### Setting

Urbanisation

Town

### Category

Investment