



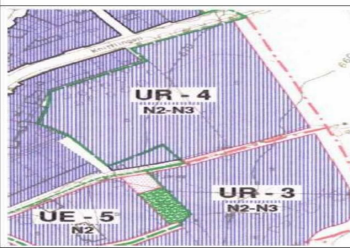
Residential Plot for sale in Ronda, Ronda

1,360,000 €

Reference: R5251297 Plot Size: 5,174m²



MONTEAJQUE



SECTOR URBANIZABLE

UR-R-4

Tipo de actuación	Suelo apto para ser urbanizado	
Objeto de actuación	Cesión /urbanización	
Sistema de actuación	Compensación	
Iniciativa	Privada	
Planeamiento	PPO y PU	
Densidad: N° más viviendas	35 viv/ha	
N° max. de viviendas	41	
Índice de edif.	0.6 m²/m².	
Uso y edificación	Residencial. UNIF- AIS y AD	
Ordenanza	N2-N3	
Aprov. lucrativo	7.050 m²	
10% AT m²t	708	
N° Hab.	164	

SUPERFICIE	RESERVAS (m²)		EQUIPAMIENTO MIN.	TOTAL RESERVA DOTAC. MIN: (30 m²/m²)
(m²)	VIARIO	ÁREAS LIBRES MIN.		
11.800	-	1.274,4	12 m² x viv.	2.124
PLAZOS	F.P.O.	E.D.	P.U.	INICIO.
	1 año	-	2 años	4 años

OBSERVACIONES

Se deberá prever las cesiones correspondientes al 10% del Aprovechamiento Medio.

CONDICIONES DE ORDENACION Y USO

El viario representado compartido con la UR-R3 y el perimetral es vinculante.

Las reservas para dotaciones se ajustarán a los estándares previstos en la LOUA.

CONDICIONES DE EJECUCIÓN

El plazo de ejecución será de 12 meses.



Serranía de Ronda, Ronda

GREAT URBAN DEVELOPMENT INVESTMENT OPPORTUNITY IN RONDA – 37 PLOTS + PUBLIC FACILITIES A significant urban development package is being marketed in Sector UR-R4 (Montejaque – Ronda, Málaga), ideal for developers, builders and investors looking for a compact, orderly project with high potential returns. A total of 5,174.57 m² earmarked for urban development, with an approved and fully defined reparcelling plan. **37 RESIDENTIAL PLOTS – SEMI-DETACHED SINGLE-FAMILY USE** Perfect for the creation of a modern residential complex in a natural and peaceful setting, with unobstructed views and excellent connections to Ronda. Plots from approx. 120 m² to 154 m² Buildable area: 1.20 m²t/m²s Fully defined lucrative use Layout organised by block and road **1 PLOT FOR TERTIARY USE – 408.99 m²** Unique opportunity to establish: Commercial premises Services Offices Compatible tourist activity With an outstanding buildable area of 1,684 m²t/m²s, ideal for complementing the residential project. **PUBLIC DOMAIN PLOTS** Includes all the urban areas necessary for a complete and attractive development: ✓ Green Area (EL) – 1,158.73 m² Open, natural space, mandatory according to planning regulations. ✓ School Facilities (EQ1) – 1,000 m² Intended for educational use, consolidating the social value of the sector. ✓ Social Facilities (EQ2) – 40 m² Complementary public facilities. ✓ Road Plot – 3,306.16 m² Internal roads fully delimited according to the reparcelling project. **PRIME LOCATION** On the outskirts of Montejaque town center Just a few minutes from Ronda, one of the most sought-after destinations in the Serranía Natural, peaceful surroundings with high residential demand Direct connection to the MA-506 highway **IDEAL FOR:** Developers looking for a project ready to go Investors wanting a complete and well-planned urban development Builders wanting to carry out a high-demand, quick-sale project **A ONCE-IN-A-LIFETIME OPPORTUNITY** A fully defined sector, with a balance between residential, tertiary, and public facilities, and with the perfect size for an attractive and profitable residential development. Don't forget to contact us for further information or to arrange a no-obligation visit.



Features:

Orientation

North West

Setting

Commercial Area

Close To Schools

Town

Village

Category

Investment

Bargain

Cheap

Distressed

Golf

Luxury