



Residential Plot for sale in Ronda, Ronda

1 360 000 €

Référence: R5251297 Terrain: 5 174m²



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 PUE	Densidad: Nº max	35 viv./ha		
Densidad		Nº max de viviendas	41		
Indice de edif.	0,6 m ² /m ²	Uso y edificación	Residencial, UNIF- A15 y AD		
Ordenanza	N2-N3	Aprov. Iurisdiccivo	7.080 m ²		
10% AT m ²	708	Nº Hab.	164		
SUPERFICIE		TOTAL RESERVA DOTAC. MIN. 40 m ² /m ²			
(m ²)	RESERVAS (m ²)	VIARIO	AREAS LIBRES MIN.	EQUIPAMIENTO MIN.	
11.800	-	1.274,4	12 m ² x viv.		2.124
PLAZOS	P.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 vial representado compartido con la UR-R3 y el perímetro es vinculante.					
Las reservas para dotaciones se ajustarán a los estandares 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 reparation 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 reparation 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.

Spécification:

Orientation	Paramètre	Catégorie
Nord-Ouest	Zone commerciale	Investissement
	Près des écoles	Marchander
	Ville	Bon marché
	Village	Affligé
		Golf
		Luxe