



Residential Plot for sale in Ronda, Ronda

1 360 000 €

Référence: R5251297 Terrain: 5 174m²



MONTEJAQUE		SECTOR URBANIZABLE		UR-R-4
		Tipo de actuación		Suelo apto para ser urbanizado
		Objeto de actuación		Cesión urbanización
		Sistema de actuación		Compensación
		Iniciativa		Privada
		Planesamiento		PPO y PU
		Densidad: Nº máx viviendas		35 viv/ha
		Nº máx. de viviendas		41
		Índice de edif.		0.6 m ² /m ²
		Uso y edificación		Residencial UNIF-AIS y AD
		Ordenanza		N2-N3
		Aprov. lucrativo		7.080 m ²
		10% AT m ²		708
		Nº Hab.		164
SUPERFICIE (m ²)	RESERVAS (m ²)		EQUIPAMIENTO MIN.	TOTAL RESERVA DOTAC. MIN. (30 m ² /m ²)
11.800	VIARIO	ÁREAS LIBRES MIN.	12 m ² s x viv.	2.124
		1.274,4		
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 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 reparable 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 reparable 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

Nord-Ouest

Paramètre

Zone commerciale

Près des écoles

Ville

Village

Catégorie

Investissement

Marchander

Bon marché

Affligé

Golf

Luxe