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6.800.000 €

COMMERCIAL IN NUEVA ANDALUCÍA

Nueva Andalucía

REF# R5460211

3	3	500 m²	1950 m²
Beds	Baths	Built	Plot

EXCLUSIVE INVESTMENT OPPORTUNITY JUST STEPS FROM PUERTO BANÚS

We present an exceptional investment opportunity in one of Marbella's most strategic locations, situated just steps from Puerto Banús and at the entrance to Nueva Andalucía.

A privileged location surrounded by some of the area's key attractions: restaurants, luxury boutiques, premium services, high-end real estate agencies, commercial areas, and strong international tourism throughout the year.

The property comprises a 1,950 m² plot and, according to the Urban Planning Certificate issued by Marbella Town Hall, is classified as Consolidated Urban Land (SUC), with a zoning designation of Detached Single-Family Residential UE-4. The applicable planning regulations establish a maximum buildability ratio of 0.30 m²t/m²s, providing approximately 585 m² of theoretical buildable floor area, with a maximum plot occupancy of 25% and a maximum height of ground floor + 1 / 7.50 metres.

Thanks to its extraordinary position between Puerto Banús and Nueva Andalucía, the property offers the opportunity to develop a distinctive architectural project with significant added value,…

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