



**Ref.-ID: R5371237**

**El Rosario**

**Участок**



**1014 m2**

Incredible plot for sale in Marbella This 1,014 m<sup>2</sup> plot is located in the prestigious residential area of El Rosario, Marbella, one of the most established and sought-after developments on the eastern Costa del Sol. Known for its tranquility, security, and excellent connections to Marbella town center, golf courses, international schools, and amenities, El Rosario is a prime location. The plot currently contains an existing structure that will need to be demolished to allow for a new architectural project tailored to the future owner's needs. Therefore, this plot offers significant transformation potential, ideal for developing a high-end, contemporary villa. The property does not currently have a building permit. However, it does have a specialized technical report regarding the quality of the existing concrete structure. This report concludes that the concrete quality is adequate and that there are no significant structural concerns or limitations that would affect the land's use for building a single-family home. This adds significant value to the property, as it provides technical assurance regarding the land's conditions and the feasibility of future development. Overall, this is an excellent investment opportunity in a prime location in Marbella, with the possibility of designing and building a tailor-made villa in a highly consolidated residential environment with strong international demand.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад

**меры безопасности**

- ✓ Охрана 24 часа

**Категория**

- ✓ Элитная