

## Plot for sale in Elviria, Costa del Sol

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329 m<sup>2</sup> Interior | 1,100 m<sup>2</sup> Plot |

### Property Description

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Plot for Construction in Elviria Sur, Marbella

For sale, an urban plot of 1.100 S/m<sup>2</sup>, located in the prestigious area of Elviria Sur, in the municipality of Marbella, near the golf course.

Urban Parameters:

- Buildability: 0.30 m<sup>2</sup> of built area per 1 m<sup>2</sup> of land.
- Maximum height allowed: ground floor + 1 floor (up to 7.5 m).
- Maximum land occupation: 25% of the plot area.
- Setbacks: 3 m from public and private boundaries, and 5 m from private boundaries on the upper floor.

Characteristic Use:

The plot is designated for **\*\*residential use\*\***, with the potential to build **\*\*1 luxury villa\*\***. The land offers excellent investment conditions, with easy access to nearby attractions such as the golf course, and a prime location near Marbella's urban infrastructure.

This is an exceptional investment opportunity for developers looking to build modern and spacious villa in one of the most sought-after areas of the Costa del Sol.

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