

Urban plot for sale in San Pedro Alcántara - Málaga

San Pedro Alcántara, Málaga

Reference: 218437



1,285,000 €

1,000 €/m²



1285 m²

Description

We present an exceptional investment opportunity in one of the most established and sought-after residential areas of San Pedro de Alcántara, within the municipality of Marbella. This is an urban plot of 1,285 sqm offering generous dimensions, solid buildability parameters, and a strategic location—ideal for private development or as a high-potential investment project.

The plot features 27 linear meters of frontage and 48 meters in depth, facing an 8-meter-wide street, ensuring convenient access and optimal architectural layout options. Urban planning regulations allow a buildability ratio of 0.35 sqm (built) per sqm (plot), with a maximum plot coverage of 30% and up to 2 floors above ground.

Boundary setbacks are established at 3 meters, providing privacy and proper volumetric integration.

This allows for the development of approximately 450 sqm of above-ground built area, distributed over one or two levels, in addition to potential complementary spaces such as a basement (subject to local planning regulations), terraces, and landscaped outdoor areas. The authorized use is detached single-family residential, with a minimum plot size of 500 sqm. Given the total size of 1,285 sqm, the plot can be segregated, enabling the construction of two independent villas, each on its own parcel—an attractive scenario for developers or investors seeking to maximize return.

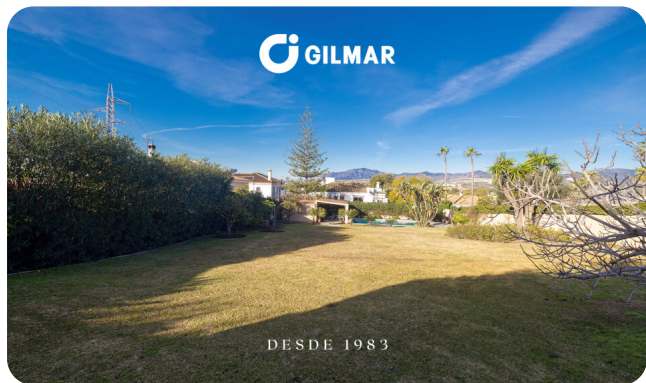
Description

The area stands out for its high-quality residential environment, close proximity to international schools, supermarkets, sports facilities, and all essential services, as well as excellent connections to Marbella town center, Puerto Banús, and the main highway. It is a consolidated, peaceful, and

family-oriented enclave with sustained demand for modern detached villas.

In summary, a versatile plot with clear urban parameters and strong development potential in a prime Costa del Sol location.

Photographs



Location and points of interest



The property location is approximate. Contact us for more information.