

SAN PEDRO DE ALCÁNTARA

3,060,000 €

REFERENCE R4074304

Exceptional Development Opportunity: Prime Land in San Pedro de Alcántara, South of Spain – A Vision for Tomorrow's Luxury

14,423 m²

PLOT









Description

Nestled in the highly sought-after San Pedro Norte area, a mere stone's throw from the dynamic Ski Cable facility and adjacent to the prestigious Alta Vista urbanization, lies an extraordinary parcel of land presenting an unparalleled investment opportunity in the heart of the Costa del Sol. This expansive estate, encompassing a generous 14,423 square meters, is not merely a plot of earth but a canvas awaiting the visionary touch of a discerning developer or investor. Its strategic position within San Pedro de Alcántara, a jewel of the South of Spain, underscores its inherent value and future potential.

San Pedro de Alcántara, a charming town within the municipality of Marbella, embodies the quintessential Andalusian lifestyle, blending traditional Spanish character with modern sophistication. Its privileged location offers effortless access to pristine Mediterranean beaches, world-class golf courses, and the vibrant cosmopolitan hubs of Puerto Banús and Marbella. The proximity to the Ski Cable facility, a unique amenity in this coastal setting, adds an exclusive recreational dimension, hinting at a lifestyle of active leisure and sophisticated enjoyment. Being next to the established Alta Vista urbanization further solidifies its appeal, indicating an area already recognized for its desirability and development potential, making this land an even more compelling proposition for those seeking to capitalize on prime Spanish real estate.

This magnificent plot is offered with remarkable flexibility, providing the option to acquire the entirety of its 14,423 square meters or a precisely demarcated 50% share, catering to diverse investment strategies and project scales. Such adaptability makes it an attractive prospect for both large-scale developers envisioning a comprehensive luxury project and smaller, specialized firms seeking a high-value asset in a premium location. The sheer size of the land allows for substantial architectural freedom and the potential to create a landmark development that seamlessly integrates with the surrounding natural beauty and the exclusive character of San Pedro Norte.

Understanding the historical context of urban planning in Marbella is crucial to appreciating the profound potential of this land. In 2015, a significant legal development reshaped the regulatory landscape when the Superior Court of Justice of Andalusia (TSJA) formally repealed the General Urban Planning Plan (PGOU) that had been in effect since 2010. This pivotal decision had an immediate consequence: the previous urban planning framework, specifically the 1986 General Plan, was reinstated as the legally binding document governing land use within the municipality. This reversion led to a reclassification of various parcels, including this exceptional plot.

Under the provisions of the re-activated 1986 plan, this specific land was designated as 'non-urbanizable common' (No Urbanizable Común). This classification, while perhaps appearing restrictive on the surface, is a critical point of historical context rather than a permanent impediment. It signified that, under that specific, older regulatory framework, the land was not immediately slated for urban development. However, it is imperative to view this status as a temporary phase within the broader, dynamic evolution of Marbella's urban strategy, rather than an enduring characteristic of the land itself. For astute investors, understanding this historical classification is key to recognizing the impending shift in its potential.

Currently, Marbella stands at the precipice of a new era in urban development. The municipality is actively engaged in the final stages of approving its New General Plan (Nuevo Plan General de Ordenación Municipal - PGOM). This meticulously crafted plan is designed to provide a contemporary, sustainable, and forward-looking framework for the future growth and development of Marbella, including its highly desirable areas like San Pedro de Alcántara. It is widely anticipated and, indeed, expected that with the approval of this New General Plan, this specific parcel of land will undergo a significant re-qualification, unlocking its immense dormant potential for urbanizable use.

The expectation of a favorable re-qualification under the New General Plan transforms this property from a historical curiosity into an extraordinary investment opportunity. Such a reclassification could pave the way for a myriad of high-value development possibilities, ranging from bespoke luxury residential estates and exclusive gated communities to boutique hospitality ventures or even a blend of sophisticated mixed-use projects. The inherent value of its location – adjacent to a vibrant urban core, close to recreational facilities, and within a prestigious residential zone – strongly suggests that any new urban planning designation would align with the high-end character of San Pedro de Alcántara and the broader luxury market of the Costa del Sol.

Investing in this land today is to invest in a vision of tomorrow. It represents a strategic acquisition for those who recognize the cycles of urban planning and possess the foresight to capitalize on moments of transition. Once the new PGOM is ratified and

the land's classification is officially updated, its market value and development potential are poised for substantial appreciation. This is more than just land; it is a meticulously positioned asset, offering a rare blend of substantial size, prime location, and imminent re-evaluation, making it a cornerstone for a truly exceptional project within one of Europe's most coveted destinations.

Luxury Realty proudly presents this magnificent property, inviting visionary developers and investors to explore this unique opportunity in San Pedro de Alcántara, South of Spain. Seize the moment to secure a piece of Marbella's future, where strategic foresight meets unparalleled potential.

Details

Reference	R4074304	Property Type	Land
Status	Sale	Price	3,060,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	14,423 m²
Terrace	–	Parking places	by request