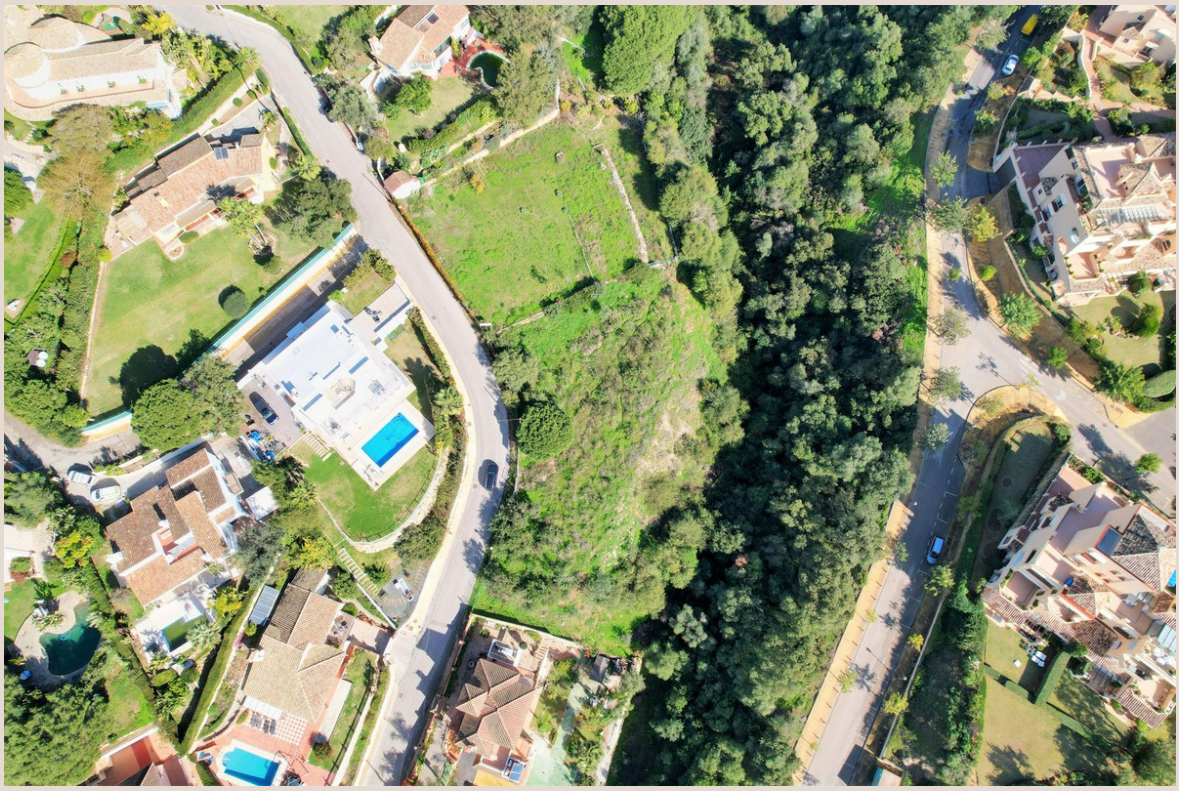

ELVIRIA

680,000 €

REFERENCE R4178989

Exquisite Development Opportunity: A Premier Building Plot in Central Elviria, Southern Spain

1,620 m²

PLOT











Description

Luxury Realty proudly presents an unparalleled opportunity to acquire a substantial building plot nestled in the vibrant heart of Elviria, Marbella, a highly coveted enclave on Spain's illustrious Costa del Sol. Spanning an impressive 1,620 square meters, this prime piece of real estate offers the canvas upon which to design and construct your bespoke, contemporary dream villa, perfectly tailored to a lifestyle of luxury and sophistication.

Discover the Allure of Elviria, Southern Spain

Elviria stands as a jewel in the crown of Southern Spain, an esteemed residential area renowned for its natural beauty, upscale amenities, and a truly international atmosphere. Situated just east of Marbella's bustling town center, Elviria offers the perfect blend of tranquility and convenience. Its privileged location ensures residents can enjoy the quintessential Mediterranean lifestyle, characterized by endless sunshine, exquisite culinary experiences, and breathtaking coastal vistas. This is not merely a plot of land; it is a gateway to embracing the vibrant culture and serene beauty of Andalucía.

The strategic positioning of this plot within central Elviria is a significant advantage. Imagine waking up and taking a leisurely stroll to a sophisticated commercial center, where a myriad of services, boutique shops, and gourmet supermarkets await. A short walk further leads you to some of the finest sandy beaches the Costa del Sol has to offer, where you can bask in the sun, indulge in water sports, or dine at charming chiringuitos with your toes in the sand. Elviria is also a golfer's paradise, boasting proximity to world-class courses such as Santa María Golf & Country Club and Marbella Golf & Country Club, providing endless opportunities for enthusiasts to perfect their swing amidst stunning scenery.

Beyond its immediate surroundings, Elviria benefits from its superb connectivity within Southern Spain. Malaga International Airport, a major European hub, is just a 40-minute drive away, ensuring seamless travel for international homeowners and guests. Marbella's glamorous Puerto Banús, with its luxury yachts, designer boutiques, and vibrant nightlife, is also within easy reach. The rich cultural heritage of cities like Ronda, Seville, and Granada is accessible for captivating day trips, allowing you to immerse yourself in the authentic charm of Andalucía. Investing in Elviria is not just about owning property; it's about owning a piece of the desirable Southern Spanish lifestyle, renowned for its excellent climate, healthy living, and welcoming community.

Your Vision, Our Expertise: Crafting a Bespoke Residence

This exceptional plot benefits from a supremely sunny orientation, ensuring your future home will be bathed in natural light throughout the day. Furthermore, its elevated position affords tantalizing glimpses of the sparkling Mediterranean Sea, promising potential for captivating panoramic views from upper levels and outdoor living spaces. The generous dimensions of 1,620m² provide ample space for a substantial luxury villa, replete with extensive landscaped gardens, a private infinity pool, multiple entertainment zones, and absolute privacy – truly a private sanctuary for discerning owners.

Understanding the Urban Parameters: A Framework for Luxury Design

Luxury Realty ensures transparency and clarity regarding the urban parameters governing this exquisite plot. Classified as UE-4 (0.20), these regulations provide a clear framework for constructing a magnificent residence:

- **Occupation:** The maximum allowable occupation is 25% of the plot area, translating to an impressive 405.00 m². This generous footprint allows for an expansive ground floor layout, enabling architectural designs that seamlessly blend indoor and outdoor living spaces, accommodating vast open-plan reception areas, sprawling terraces, and practical service zones.

- **Buildable:** With a maximum buildable allowance of 0.20 m² per m² of plot, a superb 306.00 m² of internal living space can be constructed. This ensures ample room for a luxurious two-story villa, featuring multiple bedroom suites, sophisticated living areas, and dedicated spaces for leisure and entertainment, all designed to the highest standards of modern architecture.

- **Retranqueos (Setbacks):** A minimum setback of 3 meters from both public and private boundaries is required. This critical regulation safeguards privacy, ensures abundant natural light permeates the property, and provides sufficient space for the creation of lush, surrounding gardens and elegant exterior pathways, enhancing the overall aesthetic appeal and exclusivity.

- **Maximum Height:** The permitted maximum height is Ground Floor plus One (PB + 1), reaching 7.0 meters, as per the PGOU 86 (General Urban Planning Plan of 1986). This standard height allows for the construction of an elegant, two-story villa, facilitating diverse architectural expressions while maintaining the harmonious low-density character of the area.

It is important to note that at present, this plot is affected by a specific calculation in the buildability due to its advantageous proximity to a designated "green zone." Far from being a limitation, this characteristic is, in fact, a defining feature, contributing significantly to the plot's unique appeal. It guarantees a protected, low-density environment, fostering an unparalleled sense of tranquility and an intimate connection with nature. This thoughtful integration encourages a harmonious architectural approach, where your bespoke villa will be perfectly cradled by its natural surroundings, offering enhanced privacy and potentially even more captivating, unobstructed vistas. This thoughtful planning ensures that your future residence will not only be a beacon of luxury but also a testament to sophisticated living, blending seamlessly with Elviria's pristine landscape.

An Investment in Lifestyle and Legacy

This remarkable building plot represents more than just a piece of land; it is an investment in a distinguished lifestyle and a legacy for generations. It offers the extraordinary freedom to meticulously design a stylish, modern villa that perfectly embodies your aspirations, complete with every conceivable luxury – from an exquisite infinity pool and expansive al-fresco dining areas to state-of-the-art smart home technology and bespoke interior finishes. Imagine creating a home that captures the essence of contemporary design while embracing the warmth and beauty of the Costa del Sol.

Luxury Realty invites discerning buyers to explore this exceptional opportunity to create an architectural masterpiece in one of Southern Spain's most sought-after locations. Our team of expert consultants is on hand to provide comprehensive guidance through every step of the acquisition and development process, ensuring your vision for a dream villa in Elviria becomes a magnificent reality. Contact us today to secure this premier building plot and begin the journey of crafting your ultimate luxury residence.

Details

Reference	R4178989	Property Type	Land
Status	Sale	Price	680,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	1,620 m²
Terrace	–	Parking places	by request

Features

Investment