

GUADALMINA BAJA

5,250,000 €

REFERENCE R4646581

Exceptional Development Opportunity: Prime Residential Plot in Prestigious Guadalmina Baja, Southern Spain

6,058 m²

PLOT











Description

Luxury Realty is proud to present an unparalleled opportunity to acquire a substantial and exquisitely located plot of land in the highly coveted enclave of Guadalmina Baja. Situated on the sun-drenched coast of Southern Spain, this prestigious parcel offers the canvas upon which to create an extraordinary bespoke residence, perfectly aligned with the discerning tastes of its future owner. Guadalmina Baja represents the pinnacle of sophisticated coastal living, renowned for its elegant villas, lush green landscapes, and direct access to pristine Mediterranean beaches. This isn't merely a plot; it's an investment in a lifestyle of unparalleled luxury, privacy, and convenience, nestled within one of the Costa del Sol's most exclusive addresses.

The geographical advantage of this property is truly exceptional. Nestled in Guadalmina Baja, a revered residential area bordering San Pedro de Alcántara, the plot benefits from an enviable position merging peaceful seclusion with ultimate convenience. The pristine sandy beaches are a mere 407 meters away, offering immediate access to the sparkling Mediterranean Sea. Guadalmina Baja is synonymous with golf, with the renowned Real Club de Golf Guadalmina in close proximity. Essential family needs are met with reputable international schools nearby, and the charming Guadalmina Mall provides boutiques, restaurants, and services. The strategic location boasts excellent connectivity: the glamorous Puerto Banús is a 10-minute drive, and Marbella, the epitome of luxury, can be reached within 15 minutes. This ensures that your private sanctuary remains serene, while the Costa del Sol's vibrant pulse is always within easy reach.

This magnificent urban plot spans an impressive 6,058 square meters, providing an expansive canvas for a truly bespoke luxury villa. The generous dimensions ensure ample space for a grand main residence, extensive landscaped gardens, private swimming pools, and dedicated recreational areas, all while maintaining open space and privacy. Qualified as 'urban terrain / qualified for single-family residential' under UE-5 zoning, its purpose is clearly defined and protected. Importantly, the plot offers stunning views, being near the beach/sea, close to championship golf courses, and within reach of schools and nearby playgrounds, enhancing its appeal for families and those seeking an active outdoor lifestyle in Southern Spain.

Crucially, the building regulations for this plot present a rare opportunity for substantial development. With a buildability coefficient of 0.25%, a remarkable 1,514 square meters of living space can be constructed. This generous allowance permits the design of a grand estate, accommodating multiple bedrooms with en-suite bathrooms, expansive living and dining areas, and any other bespoke amenities one might envision for a state-of-the-art luxury home. The occupation percentage, capped at 20%, allows for thoughtful placement of the main structure, leaving ample room for stunning outdoor features defining the Mediterranean lifestyle. Further enhancing architectural freedom and privacy, the minimum plot size requirement for the area is 2,000 square meters, which this property significantly exceeds. The regulation for a 5-meter separation to borders ensures any future property enjoys significant space from its neighbors, guaranteeing maximum privacy and natural light, while also allowing for creative landscaping solutions around the perimeter.

Envision a life where luxury meets nature, where privacy coexists with convenience, and where every detail of your home reflects your highest aspirations. This plot in Guadalmina Baja offers not just land, but a promise – a promise of an unparalleled lifestyle in the radiant south of Spain. For the discerning investor or homeowner looking to create an architectural masterpiece in an unrivalled setting, this opportunity is simply not to be missed. Luxury Realty invites you to explore the boundless potential of this extraordinary offering. Contact us today to discuss how this magnificent plot can become the foundation for your ultimate luxury residence on the prestigious Costa del Sol.

Details

Reference	R4646581	Property Type	Land
Status	Sale	Price	5,250,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	6,058 m²

Terrace	–	Parking places	by request

Features