+34 604 489 646
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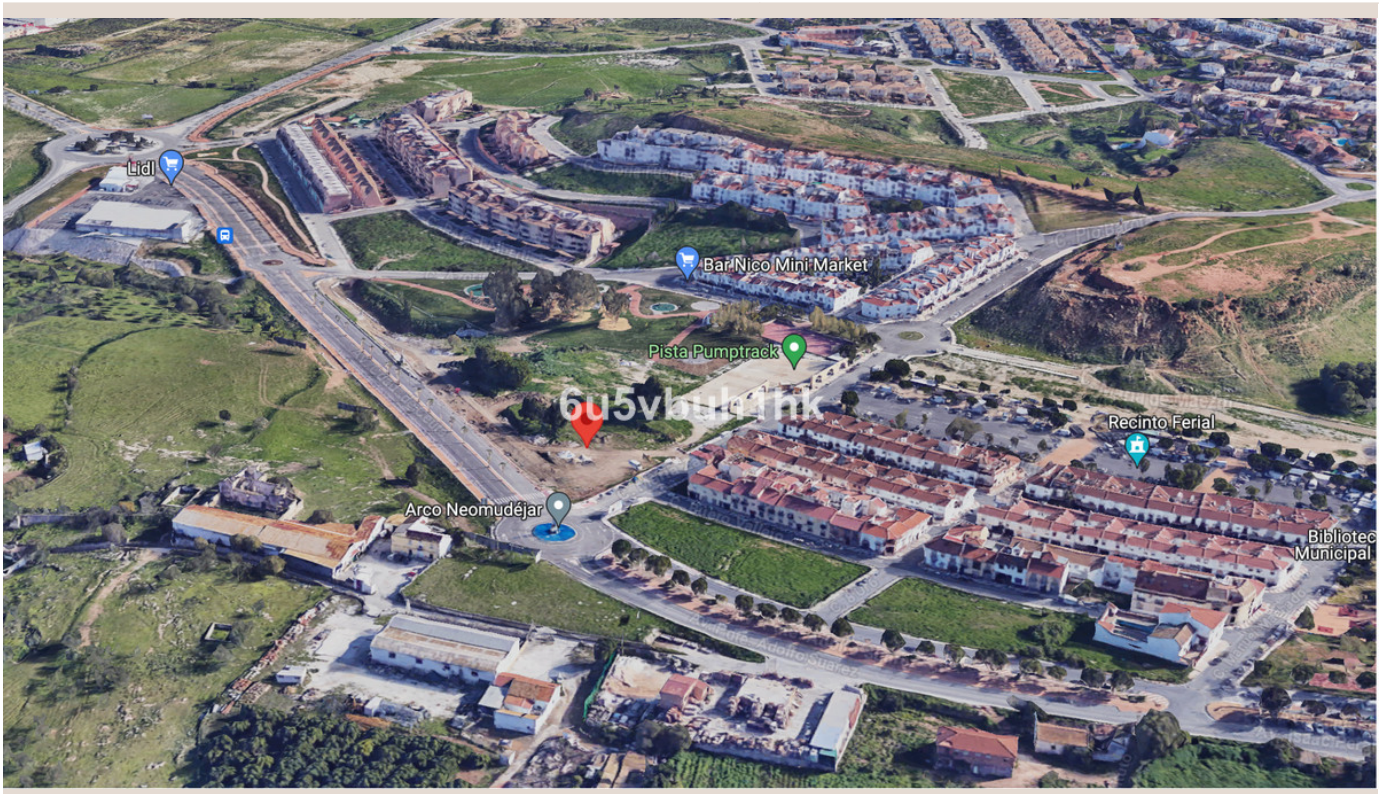


ALHAURÍN DE LA TORRE

Land in Alhaurín De La Torre

4,750,000 €

REFERENCE R4905631

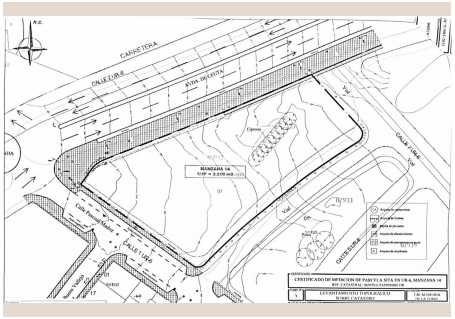
3,210 m²

PLOT








CARRETERA
CALLE ZURÉ
AVDA DE CEUTA
MANZANA 14
CALLE ZURÉ
CALLE ZURÉ
CALLE ZURÉ
CALLE ZURÉ
CERTIFICADO DE MEDICION DE PARCELA SITA EN URB. MANZANA 14
LEVANTAMIENTO TOPOGRÁFICO
SOBRE CATASTRO


6u5vbuh1hk


6u5vbuh1hk

Description

Imagine a highly profitable residential project in an unbeatable location. This 3,210 m² plot, located in the N4-3 subzone of Alhaurín de la Torre, Málaga, offers all the potential you need: a maximum buildable area of 8,667 m², ideal for creating 96 modern homes, each with its own individual parking space, meeting all current regulations. According to the applicable regulations in Alhaurín de la Torre and Article 94 of the adapted PGOU, compensation must be paid for the additional 41 dwellings 55 permitted. This payment is intended to cover the increase in public spaces or necessary services. The exact amount depends on the rates established in the Municipal Plenary Agreement of February 15, 2019. To determine the specific cost, you should consult directly with the City Council or review the referenced regulations. The land allows for 100% occupancy on the ground floor and 85% on upper floors, with a maximum height of 10 meters (ground floor plus two additional levels), including the option to incorporate attics. This focuses on efficiency, with average home sizes of 90 m², perfectly aligned with current market demands. Additionally, space for 96 parking spots is guaranteed, a key feature that adds value to the project. Located in Alhaurín de la Torre, one of the most sought-after areas in Málaga, this plot represents a strategic opportunity in a high-demand market. A functional and attractive design that maximizes investment, complies with regulations, and enhances the aesthetic standard of the development. If you are looking for your next standout project, now is the time. Contact us for more information and project planning.

Details

Reference	R4905631	Property Type	Land
Status	Sale	Price	4,750,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	3,210 m²
Terrace	–	Parking places	by request

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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