

MARBELLA

895,000 €

REFERENCE R5144776

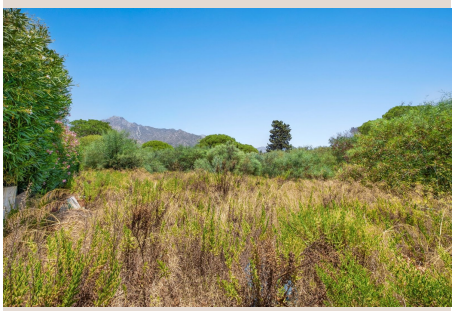
Exclusive Nagüeles Development Plot: Your Turnkey Luxury Villa Project Awaits in Marbella, Southern Spain

1,165 m²

BUILT

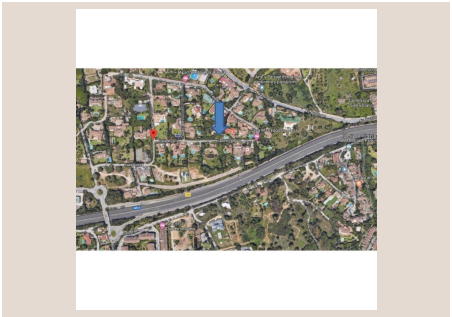
1,165 m²

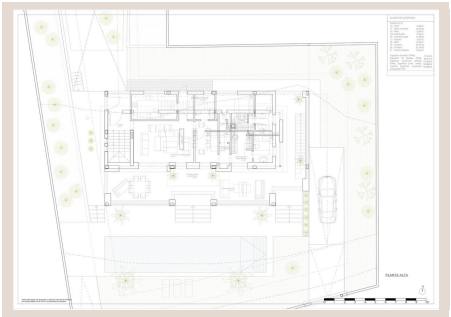
PLOT

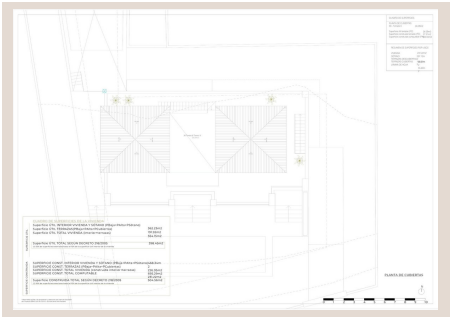












Description

Nestled in the sun-drenched landscape of Southern Spain, Marbella stands as a beacon of luxury, elegance, and exclusivity on the fabled Costa del Sol. Within this prestigious enclave, the renowned residential area of Nagüeles offers an unparalleled lifestyle, celebrated for its serene environment, lush green spaces, and immediate proximity to the vibrant heart of the city and its world-class amenities. It is here, in this coveted setting, that Luxury Realty proudly presents an extraordinary investment opportunity: a prime urban development plot designed for immediate, hassle-free construction.

For discerning investors and private individuals who understand the true value of time and de-risked assets, this offering represents a monumental advantage. The conventional journey of property development in Marbella, often fraught with protracted administrative delays and intricate planning complexities, can span many months, if not years. This exclusive plot, however, transcends these common hurdles by offering a genuinely 'plug-and-play' solution. Every significant administrative burden, every planning risk, and all preliminary architectural design costs have been meticulously handled and finalized, paving the way for immediate groundbreaking.

The De-Risked Path to Luxury Development

This exceptional urban plot in Nagüeles is not merely a piece of land; it is a meticulously prepared asset, offered with full legal security and immediate construction rights. The comprehensive documentation package provided guarantees peace of mind and an accelerated timeline for your luxury project. Eliminate the typical 12-to-18-month wait for municipal permits and architectural design phases – with this asset, you can effectively break ground tomorrow.

Approved Building License: Your Gateway to Immediate Construction

The most critical and often most challenging hurdle in any development project is the acquisition of a building license. This plot comes with an **Approved Building License (Licencia de Proyecto Básico Decreto 14033/2019)**, fully granted by the esteemed Marbella Ayuntamiento. This isn't just a provisional permit; it signifies a meticulously secured approval, demonstrating absolute compliance with all local regulations and urban planning requirements. This vital document, which typically consumes significant time and resources, is already in place, offering an unprecedented shortcut to construction and immediate commencement of works.

Immaculate Legal Status: Transparency and Security

Ensuring a smooth and secure transaction is paramount in luxury real estate. This plot boasts an impeccable legal standing, verified by a recent **Nota Simple**. This official registry document confirms clear boundaries, an unencumbered title, and its official urban classification. Rest assured, the property is free from all liens and encumbrances, ensuring a transparent and secure acquisition process that Luxury Realty oversees with utmost diligence.

Bespoke Architectural Masterpiece in Waiting

Beyond just a plot, this offering includes a complete, high-specification architectural project for a magnificent **233.08 m² single-family detached luxury villa**. The detailed floor plans and layouts have been crafted by renowned architects, envisioning a contemporary masterpiece that seamlessly blends indoor and outdoor living. Designed with meticulous attention to detail, the proposed villa boasts spacious living areas, elegant en-suite bedrooms, and provisions for high-end finishes, culminating in a private swimming pool – an essential amenity for the quintessential Marbella lifestyle. This pre-designed project not only saves you significant time but also provides a proven, high-value design ready for execution.

Prime Location: Nagüeles, Marbella – The Heart of the Costa del Sol

Nagüeles itself is synonymous with exclusivity. Its tree-lined avenues, mature gardens, and tranquil atmosphere provide a sanctuary just moments away from the bustling energy of Puerto Banús, the sophisticated boutiques of Marbella's Golden Mile, and the finest gastronomic experiences. Residents enjoy unparalleled access to prestigious international schools, world-class

golf courses, pristine beaches, and elite leisure facilities, all contributing to its status as a premier residential destination.

Marbella, a true jewel of the Costa del Sol, is more than just a location; it's a lifestyle choice. Renowned globally for its glorious year-round sunshine, vibrant social scene, and breathtaking Mediterranean vistas, it attracts an international clientele seeking luxury, privacy, and impeccable services. Situated in the heart of Andalusia, Southern Spain, Marbella offers a rich cultural tapestry, superb infrastructure, and direct access to international airports, making it a truly global hub. The micro-market within Nagüeles is characterized by consistent demand and strong capital appreciation, reinforcing the security and potential for significant returns on this investment.

An Unrivaled Investment Opportunity

This asset offers an unparalleled pathway to realizing your vision for a luxury home or a high-yield development project in Marbella's most desirable postcode. By circumventing the typical 12 to 18-month lead time for municipal permits and architectural design, you gain an immediate head start, translating directly into saved costs, accelerated returns, and the ability to break ground almost immediately. The strategic location within an established, high-demand micro-market guarantees strong capital appreciation, ensuring that this plot is not merely a purchase, but a secure, de-risked, and profoundly time-efficient development project in the heart of Marbella.

Luxury Realty invites you to seize this rare opportunity. Embrace the convenience, eliminate the uncertainty, and embark on your luxury development journey in Nagüeles, Marbella, without delay. This plot represents the pinnacle of readiness for development, merging prime location with administrative foresight.

Contact us today to receive the comprehensive technical dossier, including all architectural plans, legal documentation, and a detailed project overview. Your dream villa, or your next successful luxury development, is poised to begin.

Details

Reference	R5144776	Property Type	Land
Status	Sale	Price	895,000 €
Bedrooms	by request	Bathrooms	by request
Build size	1,165 m²	Plot Size	1,165 m²
Terrace	–	Parking places	by request

Features

Mountain views, Investment, Resale