

MARBELLA

3,400,000 €

REFERENCE R5164903

An Unprecedented Investment: The Last Development Jewel in Marbella's Historic Heart

319 m²

PLOT











Description

Luxury Realty proudly presents an unparalleled investment opportunity – a chance to acquire the **sole remaining development plot** within the venerable and highly sought-after Old Town of Marbella. This is not merely a piece of land; it is a gateway to shaping a legacy in one of Southern Spain's most iconic and prestigious destinations.

In a market where prime locations are fiercely contested and scarcity drives value, this offering stands alone. For discerning investors and visionary developers, this plot represents the pinnacle of luxury real estate acquisition – a truly finite asset in an area where new development opportunities have long been exhausted.

Unrivaled Location in Marbella's Historic Core

Nestled in the sun-drenched region of Andalusia, Southern Spain, Marbella is globally renowned for its opulent lifestyle, stunning Mediterranean coastline, and its charming, historic core. The Old Town, known locally as Casco Antiguo, is the beating heart of this sophisticated city, a labyrinth of narrow, whitewashed streets, vibrant bougainvillea, and traditional Andalusian architecture that captivates visitors from across the globe.

This exceptional plot boasts an **unbeatable location** right in the epicentre of Marbella's historic quarter. Imagine owning a piece of land strategically positioned between two of the city's most beloved landmarks: the iconic Plaza de los Naranjos and the majestic Church of the Encarnación. The Plaza de los Naranjos, with its fragrant orange trees and bustling cafes, serves as a quintessential Andalusian square, drawing locals and tourists alike to its vibrant atmosphere. The Church of the Encarnación, a magnificent testament to Marbella's rich history, stands as a grand architectural masterpiece, adding an air of timeless elegance to the surroundings.

This privileged placement ensures not only an enchanting outlook but also guarantees constant foot traffic, visibility, and desirability for any future commercial or residential endeavour. Residents and visitors will find themselves immersed in a rich tapestry of culture, exquisite gastronomy, boutique shopping, and authentic Spanish charm, all within steps of their doorstep. The intrinsic value of such a central, historical location in a global luxury hub like Marbella cannot be overstated; it promises exceptional capital appreciation and robust rental yields.

Ready-to-Develop with Approved Plans

Beyond its strategic location, what truly elevates this offering is its ready-to-develop status. This is an **urban plot** with a `consolidated urban development classification` under the stringent 1986 General Urban Development Plan (PGOU) of Marbella. This classification is a critical advantage, signalling a clear, pre-approved path to development and significantly mitigating the typical uncertainties and delays associated with land acquisition and planning. Investors can proceed with confidence, knowing the regulatory framework is established and development is green-lighted.

Furthermore, a pivotal element making this opportunity exceptionally rare and attractive is the **building permit currently in force**. This isn't merely a speculative plot; it comes with the immediate potential for construction. The permit allows for the development of a magnificent building comprising `commercial premises` on the ground floor and `six exclusive residential units` above. The permitted height for this future edifice is generously set at `ground floor, plus two additional floors, plus an attic`. This architectural allowance opens up exciting possibilities for creating a stunning, multi-level building that seamlessly blends modern luxury with the historic charm of its surroundings.

The inclusion of commercial premises offers an immediate and diversified revenue stream, capitalizing on the high footfall and demand within the Old Town for premium retail or gastronomic experiences. The six residential units, on the other hand, represent a prime opportunity to cater to the discerning luxury rental market or for outright sales to those seeking an exclusive address in Marbella's most desirable quarter. High-end apartments or penthouses here would command premium prices, offering residents an unparalleled lifestyle amidst history and elegance.

Optimal Plot Specifications and Design Flexibility

The plot itself spans a generous `319 m2`, a substantial size for such a prime, central location within the Old Town. This ample footprint provides considerable design flexibility, allowing for creative architectural solutions that maximize space, light, and aesthetic appeal. A particularly compelling feature is its `access from two distinct streets`. This dual access not only enhances logistical ease during construction but also presents invaluable design advantages: the potential for distinct entrances for commercial and residential units, improved natural light and ventilation throughout the building, and increased facade exposure for commercial branding.

Such a configuration allows for innovative architectural designs that can accommodate a variety of layouts, from charming boutique apartments to sophisticated residences, all within a singular, cohesive development. The ability to create a building with multiple access points in a densely packed historic center is an extraordinary benefit, promising superior functionality and market appeal.

A Generational Investment Opportunity

This is more than just a real estate transaction; it's an invitation to become part of Marbella's enduring legacy. For an investor or developer, this represents a secure, high-yield opportunity in a market renowned for its resilience and appreciation. The confluence of extreme scarcity, a prime, irreplaceable location in Marbella's Old Town, pre-approved development plans, and substantial design flexibility creates an investment proposition of unparalleled distinction.

Luxury Realty is proud to present this generational asset, poised to deliver exceptional returns and leave an indelible mark on Marbella's architectural landscape. Seize this rare chance to own and develop the last available gem in the historic heart of Southern Spain's most glamorous city.

Details

Reference	R5164903	Property Type	Land
Status	Sale	Price	3,400,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	319 m²
Terrace	–	Parking places	by request

Features

Investment