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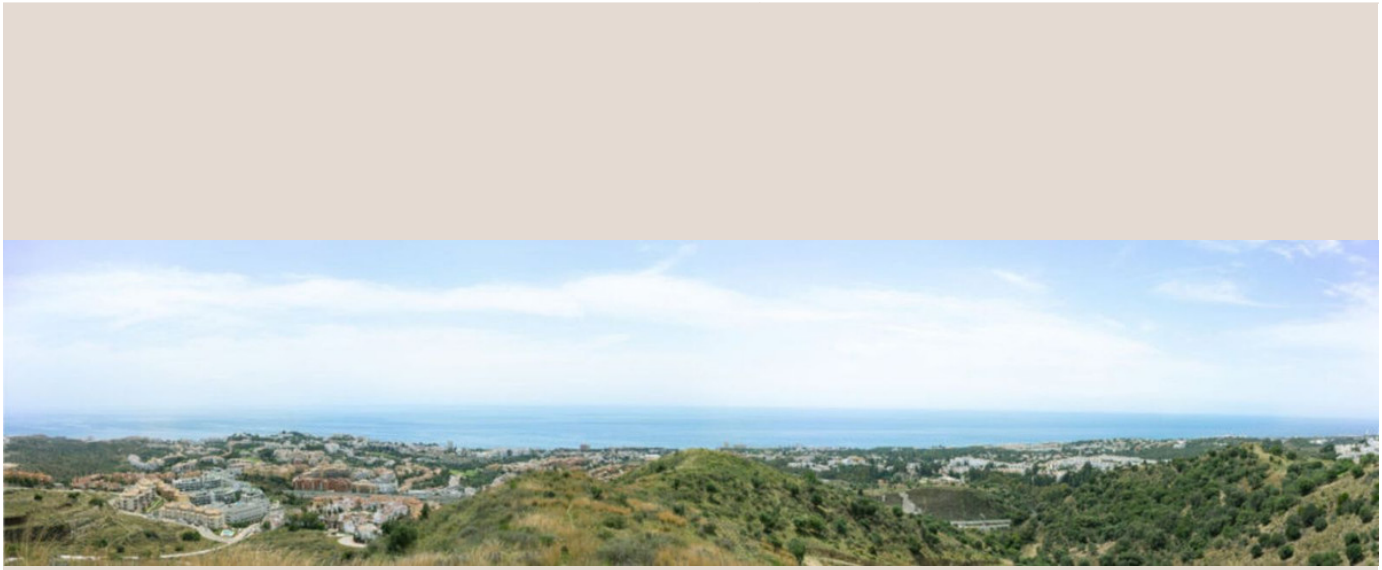


RIVIERA DEL SOL

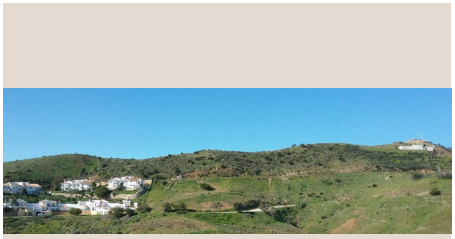
7,374,000 €

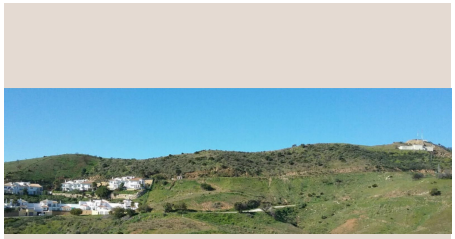
REFERENCE R5292706

# Prime Development Opportunity with Panoramic Sea Views in Riviera del Sol, Southern Spain

28,365 m²

PLOT







# Description

Luxury Realty proudly presents an unparalleled 'ready-to-build' plot in the prestigious Riviera del Sol, on Spain's sun-drenched Costa del Sol. This exceptional land parcel boasts breathtaking panoramic sea views, offering visionary developers a unique canvas to create a landmark luxury residential development. Positioned in a highly sought-after location with a comprehensive and advantageous urban planning framework, this is a prime investment opportunity in Southern Spain's premium real estate market.

## A Strategic & Enchanting Location: Riviera del Sol

Riviera del Sol is a gem on the Mediterranean coast, perfectly situated between the vibrant hubs of Marbella and Fuengirola. This enviable position provides future residents with immediate access to pristine beaches, world-class golf courses, luxurious marinas, and an array of exquisite dining and leisure facilities. Málaga International Airport is conveniently close, ensuring excellent global connectivity. The region's celebrated year-round climate, rich cultural heritage, and outdoor lifestyle make Riviera del Sol an ideal destination. The plot's elevated position guarantees magnificent, unobstructed sea views, significantly enhancing the intrinsic value and market desirability of any future homes.

Investing in Riviera del Sol signifies a commitment to a lifestyle of tranquility, sophistication, and convenience, ensuring robust demand for high-quality residential offerings. This prime parcel is the foundation upon which to build a legacy in a location renowned for its natural beauty and luxurious amenities.

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## Unlocking Potential: Clear Urban Planning & Generous Specifications

This development plot features comprehensive and favorable urban planning specifications, meticulously designed to facilitate a smooth and efficient construction process. These generous parameters enable a substantial, high-quality residential project, perfectly aligning with Luxury Realty’s standards for discerning clientele.

### Key Development Parameters:

**Calification: AIS 2**
Designated as prime urban residential land, this plot benefits from a high-quality zoning classification ideal for upscale development in Riviera del Sol.

**Buildability: 0.40 m²/m²**
A buildability ratio of 0.40 m²/m² offers significant construction potential, allowing 40% of the plot's area as total floor area for spacious luxury homes.

**Buildable Floor Area: 11,346 m²**
An impressive 11,346 m² total buildable floor area provides immense capacity for a large-scale project, accommodating numerous dwellings and extensive communal facilities.

**Maximum Number of Homes: 81**
Zoning permits up to 81 individual homes, an exceptional opportunity for a substantial residential complex featuring diverse luxury property types.

**Maximum Height: Ground Floor + 1 (PB + 1)**
This height restriction ensures a low-rise, aesthetically pleasing profile, preserving open ambiance and safeguarding magnificent sea views.

**Maximum Occupancy: 35 %**
A maximum ground-level occupancy of 35% ensures ample open space for lush gardens, pools, and recreational zones, enhancing quality of life and exclusivity.

**Separation at the Boundary: 3 meters**
A minimum 3-meter boundary separation guarantees enhanced privacy, optimal natural light, and superior ventilation for all units.

**Minimal Facade: 10 meters**
This requirement ensures substantial frontage for each building or grouping, allowing for grand architectural designs and ample natural light.

**Minimum Plot Size (for subdivision): 500 m²**
This specification highlights the area's commitment to spacious residential living, even if the larger community were to be subdivided.

**Semi-detached/Semi-detached Grouping: Detail Study Required**
Flexibility for grouped housing types allows for architectural diversification, with a detailed study optimizing space and aesthetics.

**Maximum Grouping Length: 60 meters**
Limiting continuous building blocks to 60 meters ensures harmonious integration with the landscape, promoting an intimate architectural style.

**Minimum Distance Between Groups: 7 meters**
A minimum 7-meter distance between building groups guarantees abundant light, excellent air circulation, and enhanced privacy.

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### An Unrivaled Investment Opportunity

This 'ready-to-build' plot in Riviera del Sol presents an exceptional opportunity for visionary developers to capitalize on the enduring demand for luxury properties on the Costa del Sol. With its coveted location, breathtaking sea views, and a clear, generous urban planning framework, the potential for a highly successful and profitable luxury residential project is truly unparalleled.

Luxury Realty invites discerning investors and developers to seize this extraordinary offering. This is more than just land; it is the cornerstone for a landmark development poised to redefine luxury living in Southern Spain, promising outstanding returns and a legacy of architectural excellence. Discover the immense possibilities that await and shape the future of Riviera del Sol's premium real estate landscape.

## Details

| | | | |
|---|---|---|---|
| Reference | R5292706 | Property Type | Land |
| Status | Sale | Price | 7,374,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | – | Plot Size | 28,365 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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