+34 604 489 646
info@luxury-realty.com
luxury-realty.com

FINCA EL PATO

6 875 000 €

R4802152

■■■■■■■ ■ Finca El Pato

10 937 m²

■■■■■■■

[redacted]

Prime and Strategic Location in Málaga Situated next to the A-7 and MA-21 motorways, with easy access via the MA-20 and MA-22, this 10,734 m² property is located in a modern and dynamic area, close to important sports facilities such as the Martín Carpena Sports Pavilion and the Olympic Stadium. Ideal for Tourism and Hotel Investment Seize this unique opportunity in a consolidated urban area with complete infrastructures and excellent transport connections. The surroundings offer great potential for the development of tourism and hotel projects, thanks to its high visibility and proximity to key points in the city. Key Features: Total Area: 10,937 m² Building Index: 1.59 Maximum Building Capacity: 17,350 m² Location: Calle Casares, Málaga Access: Direct from the A-7 motorway and connections with MA-20 and MA-22 Existing Infrastructures: Water supply, sanitation, electricity, and telecommunications Infrastructures and Services: The property has all necessary urban services, including water supply, storm and wastewater drainage, electricity, and telephone lines. This ensures that any development project can be easily integrated without the need for large initial investments in infrastructure. Description of the Surroundings: The area falls within the scope of the PGOU 2011 and is known for its excellent road infrastructure and strategic connections. It borders Calle Casares to the north and east, and the MA-21 service lane to the south and west, facilitating quick and efficient access for both residents and visitors. Agreement with the City Council: The property has an agreement with the Urban Management of Málaga City Council. There is currently an approved project for the construction of a commercial-type building. However, this property also offers flexibility to be acquired and developed for other purposes, such as tourism, hotel, residential, or business projects, according to the investor's needs. Development Potential: Tourism and Hospitality: Ideal for hotels, resorts, or tourist complexes. Commercial and Business: Perfect for shopping centres, offices, and business spaces. The Málaga City Council, together with the Junta de Andalucía, is committed to the continuous improvement of the area, ensuring the sustainability and long-term development of the area, providing a safe and stable environment for investors. Don't miss this investment opportunity in one of the most promising areas of Málaga. For more information, contact us.

[redacted]

[redacted]	R4802152	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	6 875 000 €
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	–	[redacted]	10 937 m²
[redacted]	–	[redacted]	[redacted]

[redacted]

[redacted], [redacted]

[redacted]

[redacted]
[redacted] — [redacted].

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella