

Terrenos en venta en Marbella, Málaga  
4.500.000€



MARBELLA,  
PLOTS IN THE URBANISATION "HACIENDA LAS CHAPAS" IN MARBELLA

#### DESCRIPTION

These are 5 plots situated in the Municipal District of Marbella, ten minutes from the town center, located in the Urbanization Hacienda Las Chapas within a totally consolidated environment, both in terms of infrastructure and the construction of high-level single-family homes. The plots enjoy beautiful views.

#### LEGAL SITUATION




The plots are in joint ownership.

#### CURRENT URBAN CONDITIONS

The plots are included in the General Urban Development Plan of Marbella, 1986. It has an area of 11.774 square meters, but due to an error in the drafting of this plan, 3589m<sup>2</sup> have been converted into private green area, so the buildability today is 1.385m<sup>2</sup>, being able to build 8 villas or 8 townhouses. The obtaining of a license for these villas/townhouses would be immediate.

Once the PGOU is finally approved in December 2024, the buildable area will be 1,997 m<sup>2</sup> and 11 villas or 11 townhouses can be built.

#### APPLICATION ORDINANCE UE-4

Minimum plot size:	1.000 m <sup>2</sup>	
 0 dormitorios	 0 baños	 11.896m <sup>2</sup> Tamaño de construcción
 11.774m <sup>2</sup> Tamaño de la parcela		