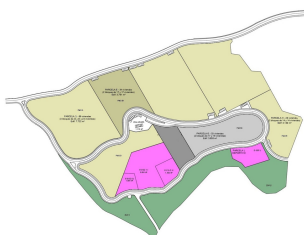


■■■■■■■■■■: R3949294



■■■■■■■ 2025



■■■■■■■■■■:Fantastic investment opportunity to acquire one of the best developable plots in the area. Situated in an strategic position, within the so-called New Golden Mile just 2 kms from the highway exits, 7 kms to San Pedro Alcántara, 8 kms to Estepona and Malaga airport is just 45 mins away. A short drive away we can find also golf courses, supermarkets, restaurants, and other amenities. This is a great opportunity as similar developments in the area have been very well welcoming and all have sold out before completion. The entire Selwo area and its surroundings is growing a lot and is awakening more and more interest in foreign and Spanish buyers who are looking for quiet areas with closeness to services and cities. Details: Plot: 6581 m2 (Totally flat, very quiet with hardly any traffic, just residents. Beautiful views of a protected green area on its west face) Buildability: 0.552 m2/m2 Occupancy: 40% m2 of roof: 3635m2t (33 houses) (500€/m2t) Volume; PB+2 (+ tower on the 3rd floor of no more than 10% built on PB) Tipology of the area: PM (Pueblo mediterraneo) Price per m2 similar new developments in the area: Around 3.000€/m2 Renders are just examples of the tipology allowed in the area, plot doesn't come with project.

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