



## Residential Plot for sale in El Rosario, Marbella

500.000 €

Reference: R4593997 Plot Size: 1.535m<sup>2</sup> Build Size: 446m<sup>2</sup>







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## Costa del Sol, El Rosario

A west orientated plot in El Rosario, the highly sought-after residential estate in East Marbella.

The project has been accepted and approved and the Town Hall will publish the license.

The plot has been connected to the municipal sewage system the cost covered by current owner...a pre-requisite for development.

The plot is clean and ready for it's new owner to design their dream home.

This plot has great potential to build a large home of 446 sqm with additional basement allowing for a superb luxury residence.

El Rosario is undergoing a mandatory update to connect each home to the mains sewage system, and this plot has the infrastructure in place and already paid for at a cost of 12,000 euro.

El Rosario building plot...Marbella East.

Building coefficient of 0.30

Meaning that the villa can be built with 446.1 sqm above ground.

This is one of 2 plots that are next to each other.

This one has south-west orientation.

A residential plot to build a villa that will have orientation to the west giving spectacular views to the Marbella las Nieves mountain range and also to the sea.

An opportunity to build a fabulous home within 8 minutes of Marbella Town and within 4 minutes of the beach.



## Features:

### Orientamento

Ovest

### Viste

Mare

Montagna

Panoramica

Campagna

### Collocamento

Zona urbana

Vicino ai negozi

### Sicurezza

Complesso residenziale privato