



SV390

Reference

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## Marbella - Land



240

Area (m<sup>2</sup>)



79

Land Area (m<sup>2</sup>)

450 000 €

(EUR €)

### Plot with Approved Residential Project in Marbella Old Town

This is a plot with a granted license for a 240 m<sup>2</sup> construction project, strategically located in the iconic old town of Marbella. The property includes an approved plan for a two-family building comprising three apartments, offering exceptional investment potential in one of the most sought-after areas of the Costa del Sol.

Marbella's old town is among the most charming and desirable locations in the city, known for its traditional Andalusian architecture, narrow cobble streets, and historic charm that attracts visitors from all over the world. This plot presents a unique opportunity for investors aiming to capitalize on the growing demand in the area by developing a high-end residential project in a privileged location.

The plot is rectangular with flat topography and classified as Consolidated Urban Land within the Popular Nucleus NP-1 zoning. The maximum permitted height is ground floor plus two additional

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**Marbella, Malaga, Spain, 29660**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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floors. It supports residential, commercial, hospitality, and office uses. The building project is designed to be constructed between party walls, situated on a pedestrian street in the heart of the old town with easy access to amenities and tourist attractions.

The approved project proposes a building of three floors plus a roof terrace. It will house three modern, luxury apartments designed to complement the aesthetics of the surrounding historic area. The ground floor apartment features one bedroom, a combined living-kitchen space, and an outdoor patio. The first-floor apartment includes a living-kitchen area, a bedroom with an integrated bathtub, and a toilet. The second-floor apartment offers a master bedroom with an en-suite bathroom and access to a private roof terrace. The solarium on the terrace includes the option for a mini pool, ideal for enjoying Marbella's excellent climate.

The building is equipped with a state-of-the-art lift and a spacious staircase providing easy access to all levels, including the rooftop. High-quality construction materials will ensure top-notch finishes, sustainability, and energy efficiency. Excellent thermal and acoustic insulation is combined with low-consumption climate systems for optimal comfort and a low carbon footprint.

The architectural design is by renowned architects David Tuan Huynh Duc and Gonzalo Gutiérrez Araujo, known for their innovative yet respectful approach to blending modern and traditional styles with a focus on sustainability.

## Property Features

- Proximity: Beach, Restaurants, City, Pharmacy, Public Transport, Schools
- Solar orientation: South, East

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