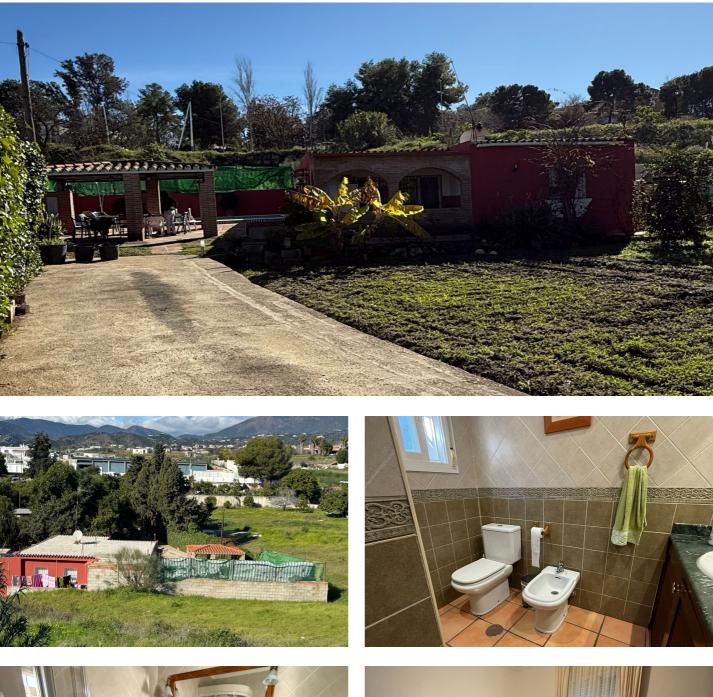


# Land for sale in San Pedro de Alcántara, Marbella

# 650,000 €

**Reference:** R4919818 **Plot Size:** 1,052m<sup>2</sup> **Build Size:** 200m<sup>2</sup>







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## Costa del Sol, San Pedro de Alcántara

Great Opportunity! Rustic Plot for Sale in San Pedro, Costa del Sol

This rustic plot, with a total area of 1,052m<sup>2</sup>, offers multiple possibilities for those looking to invest in one of Marbella&apos;s most exclusive areas.

The property features a 200m<sup>2</sup> house, which can be renovated or improved according to the buyer's needs. Another excellent option would be to build a new villa, utilizing up to 33% of the land. This approach has already been successfully executed by other neighbors in the area, highlighting the investment potential of this property.

Among its main features are a private swimming pool, perfect for enjoying the excellent local climate, and a garden with fruit trees, adding a natural and welcoming touch to the space.

The location is unbeatable, situated in San Pedro, just a short distance from the market and within walking distance to the town center, where you can enjoy restaurants, shops, and all necessary services.

Additionally, it's worth noting that the Marbella City Council has approved the progress of the Urban Planning Framework (POU), which could potentially reclassify the land from rustic to urban.

This plot is ideal for those seeking a peaceful setting surrounded by nature or for anyone interested in developing a custom project in a prime location.

Don't miss this unique opportunity to acquire a property with great potential in one of the most sought-after areas of the Costa del Sol. Contact us for more information or to schedule a visit!



### **Features:**

Features Near Transport Private Terrace Guest House Stables

Views Mountain Country Garden Pool Courtyard Urban Forest Street Pool Private Garden Private Landscaped Easy Maintenance

Utilities

Electricity Drinkable Water Solar water heating

Orientation North East South West South East North East South West North West Setting **Commercial Area** Close To Golf Close To Sea **Close To Shops** Close To Town **Close To Schools** Town Suburban Furniture Optional Security Safe

Category

Investment

Golf Resale

Holiday Homes

With Planning Permission

#### info@caviari-estates.com + 34 670 38 26 38

**Climate Control** Air Conditioning Fireplace

**Condition** Renovation Required New Construction

Kitchen Fully Fitted Parking Garage Private Open Street More Than One