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■■■■■■■ ■ Marbella

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■■■■■■■■■:This excellent 500 square meter plot is located in a privileged area just 850 meters from the beach and next to the prestigious Guadalmina golf course. Situated in the charming village of San Pedro de Alcántara, this plot offers a unique opportunity to build a home in one of the most coveted areas of the Costa del Sol. Key Features: Proximity to the beach: Only 850 meters away, perfect for enjoying walks and activities by the sea. Exclusive location :Adjacent to the Guadalmina golf course, offering a green and sophisticated environment. In a very quiet, low-traffic street and recently renovated by the town hall. Nearby services Close to La Colonia Shopping Center and Guadalmina, providing easy access to shops, restaurants, and essential services. Education:Just 500 meters from the renowned San José School, ideal for families with children. Vibrant environment:200 meters from the famous San Pedro Boulevard, a lively area with parks, leisure areas, and a wide variety of bars and restaurants. Access to exclusive areas:5.4 km from Puerto Banús, famous for its nightlife, luxury boutiques, and high-end restaurants. Shopping: Only 100 meters away from grocery stores and bakeries, as well as some typical local restaurants. 21 minutes from La Cañada Shopping Center, one of the largest and most complete shopping centers in the region. Proximity to the village: Within walking distance to the center of San Pedro de Alcántara, offering an authentic experience and accessibility to all local services. Documentation and Project: The plot has all documentation up to date. The construction Pre-project has already been submitted and the license application with Marbella City Hall is in an advanced stage. You can choose to follow the project designed by the exclusive architect Alberto Rodríguez or design your own project according to your needs and preferences. Both option are not included in the price. Ficha Urbanística PA-SP-7 edificabilidad 0,30% Orientation and Maintenance: The plot has a southwest orientation, guaranteeing excellent natural light throughout the day. The proposed villa is designed to fit perfectly on the plot and requires low maintenance, ideal for year-round living with reduced costs or for enjoying long stays in Spain. Probably one of the most attractive projects in the area at an affordable price. If you need any further adjustments, feel free to let me know!

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