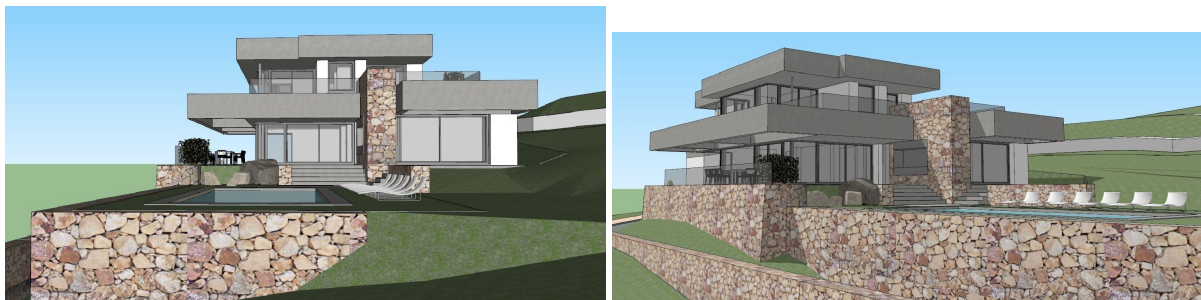


## plot for sale Marbella, Costa Noroeste



Exclusive plot in Elviria (Marbella) with building licence granted and luxury villa project ready to build~In Elviria, one of the most established, peaceful and soughtafter residential areas in Marbella, this exceptional plot is offered, designed for those seeking absolute security, exclusivity and the real possibility of immediately starting to build a highend contemporary villa.~This is not just a plot of land, ~It is a fully mature property development project, with all the technical, urban planning and administrative work already completed and accredited.~Strategic location~• 5 minutes from the beach~• 15 minutes from the centre of Marbella~• 30 minutes from Malaga International Airport~Established residential area, surrounded by highend villas, offering privacy, tranquillity and excellent connections.~The plot~• Surface area: 1,497 m2~• Buildable area: approx. 450 m2~• Use: Residential – Detached singlefamily home~• Open views of the Mediterranean Sea and the mountains~• Excellent orientation, privacy and natural surroundings~• Convenient and quick access from established urban road~• Licence granted + complete project~• Electricity and water connected~• Price: €430,000~Licence and urban planning status:~• Building licence GRANTED and valid~• Classification: Developable Land~• Rating: Detached SingleFamily Home UE4 (0.30)~• Project compliant with Marbella\'s PGOU (General Urban Development Plan) and Urban Planning Regulations~• Administrative appeal resolved favourably~• No urban planning restrictions or hidden charges~Decisive advantage: the buyer avoids years of paperwork, uncertainty and upfront costs.~Architectural project for a luxury villa (optional)~The plot has a complete contemporary villa project, carefully designed to blend into the topography and maximise views, privacy and natural light:~• Complete plans (floor plans, elevations, sections and roofs)~• Construction details and technical solutions~• Topographical and hydrological study~• Waste management study~• Basic health and safety study~• Approved road access and enclosures~• Photorealistic renderings showing the final result: a modern, elegant and timeless villa with large terraces, a swimming pool and interior spaces open to the landscape~ The sale is for the plot of land.~The project can be included as an optional and negotiable extra, providing enormous added value.~Investment already made:~• Municipal fees and licences paid~• Deposits paid~• Technical fees (architecture, quantity surveyor, project management) already paid~• Complete documentation, organised and ready to be transferred~This represents a very significant saving in time and money, as well as a total reduction in urban planning risk.~~A unique opportunity ideal for: ~• Selfbuilders who want to build their permanent residence without complications~• Investors looking for a prime, secure asset with high potential for appreciation~Important note: if the plot is not sold in the short term, the property plans to start construction of the villa, which will increase the final value of the asset.~ Additional information and complete documentation available upon request.~Few plots in Elviria offer this level of security, preparation and potential.~~The summary information document is available for your perusal. Expenses: Taxes (ITP or VAT+AJD) + Notary and registration fees. 7172ARF.~

## property details

Spanishstate **6346738**  
id:  
reference:: **7172-ARF**  
close to/ located: **Marbella**  
region: **Costa Noroeste**  
property type: **plot**  
rooms: **not available**  
property surface: **- m2**  
surface plot: **1497 m2**  
price: **€ 430.000**

## contact

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