

## Grunstück in Verkauf in Marbella Golden Mile, Costa del Sol

1,004 m<sup>2</sup> Landfläche  
€ 1,324 IBI | € 279 Rubish tax | € 100 Community fees



### Beschreibung der Immobilie

Investment / Property Highlights - Exceptional Development Opportunity in Cascada de Camoján

Zoned for Prime Residential Development:

Classified as UE-4 under the 1986 PGOU, permitting the construction of a high-end single-family villa—an ideal asset for capital appreciation or resale.

Optimal Building Parameters:

Minimum plot size of 1,000 m<sup>2</sup>, with a 0.30 build ratio and 25% occupancy—offering flexibility for expansive, luxury design.

High-Demand Location:

Just 10 minutes from Marbella's town centre, beaches, and premium amenities—ensuring strong appeal to end-users and international buyers.

Secure Investment Environment:

24-hour gated security within a private community enhances property value and buyer confidence.

**Prestigious Address/community:**

Situated in Cascada de Camoján, one of Marbella's most exclusive and stable residential enclaves on the Golden Mile.

**Strong Market Fundamentals:**

Surrounded by mature landscaping and views—elements that consistently driv