Sales - Plot - Marbella

895.000€











Ref.-ID: MIBGR5144776 **Marbella** **Plot**

IBI: 840 EUR / year **1165 m2** **1165 m2**

Prime Development Plot in Nagüeles, Marbella – Fully Licensed & Ready to Build An exceptional investment opportunity is now available in the prestigious and highly sought-after residential area of Nagüeles, Marbella. This premium urban plot is sold with all heavy administrative work, planning risks, and architectural costs completely finalized, offering a true plug-and-play solution for developers or private clients looking to build immediately. The property comes with full legal security and immediate construction rights, backed by a complete documentation package: • Approved Building License: Licencia de Proyecto Básico (Decreto 14033/2019) fully granted by the Marbella Ayuntamiento. • Clean Legal Status: Recent Nota Simple confirming clear boundaries, unencumbered title, and official urban classification. • Bespoke Architectural Project: Completed floor plans and layouts for a luxury 233.08 m² single-family detached villa featuring a private swimming pool. By eliminating the typical 12-to-18-month wait for municipal permits and architectural design phases, this asset allows you to break ground tomorrow. Located in an established, high-demand micro-market with strong capital appreciation, this plot represents a secure, de-risked, and time-efficient development project in the heart of Marbella. Contact us today to receive the full technical dossier.

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

Views
- ✔ Mountain Views
- ✔ Street Views

Category
- ✔ Bargain
- ✔ Investment
- ✔ Resale