## Продажа - Участок - Puerto Banús

# 2.750.000€

**Ref.-ID: MIBGR5263591** **Puerto Banús** **Участок**

**555 m2** **1587 m2**

Prime Plot in Unbeatable Location – Walk to Puerto Banús in 3 Minutes Location, location, location. This exceptional plot is perfectly positioned next to the renowned La Sala and just a short 3-minute walk from the heart of Puerto Banús—placing beaches, luxury boutiques, restaurants, and nightlife right on your doorstep. A rare opportunity in one of Marbella’s most in-demand areas, the plot offers the possibility to be divided into two parcels, allowing for the development of two individual villas—ideal for investors, developers, or private buyers looking to maximise value in a prime setting. The plot allows for a buildability of 30% of the land size, with a total construction density of 35%, plus an additional 50% permitted below ground level—perfect for basements, garages, leisure areas, or wellness spaces. Urban planning regulations include a 5-meter setback from the river and 3 meters from neighboring properties, ensuring both privacy and compliance. Opportunities like this—within walking distance to Puerto Banús—are extremely limited. A truly prime investment with outstanding potential in one of the Costa del Sol’s most iconic locations.

**Расположение**
- ✔ Порт
- ✔ Рядом с портом
- ✔ Рядом с морем
- ✔ Рядом с портом

**ОРИЕНТАЦИЯ**
- ✔ Юг

**Категория**
- ✔ Инвестиции
- ✔ Перепродажа