

1 VILLA & 6 BUILDING PLOTS, ESTEPONA.

Type of Asset:	SALE
Type of Plot:	Villa & Urbanizable Plots.
Place:	Estepona
Data:	Surface Record 8.920M2.
Nº VILLAS:	6+1 (Min. Plot 500m2.)
PRECIO:	1M.€ → Reduced Price of 1,6M.€ (TINSA Appraisal of August 2017: 1.623.220,90€).

Sande Living introduce this single villa in Estepona, over the plot surface of 3.118,94m². The ground floor Surface has a 320 m² and upper floor has a 74 m². It has a 4 bedrooms and 5 bathrooms.

The plot is site in the plots included inside of their Sector, qualified like "Urbanizable Ordenado". Therefore, it's requiered reparcelization & Urbanization projects to approve the licence.

DATA PLOT:

Urban Milestone:

*General Urban Plan approved (27/04/1994)

*Partial Plan approved (08/11/2003)

*" Estudio de Detalle" approved (18/03/2010)

*Reparcelization Project: PENDING.

*Urbanization Project: PENDING.

The Plot is situated in the execution unit 2 → UE-2 with 17.368m² of total Surface.

According to Partial Plan, we get the following data:

Buildability: 4.040m²t of "Unifamiliar Exenta".

Registry Surface in the Unit UE-2: 8.920m²s.

According to technical report requested to carry out the appraisal:

1°.- The PGOU of Estepona Hall of 1994 partial adapted to the "LOUA" in december of 2010, the plots are clasified like a "Urbanizable Ordenado". Therefore, is required:

*Reparcelization Project: **PENDING.**

*Urbanization Project: **PENDING.**

2°.- Inside the Partial Plan, the Plot has a qualification R-UE-VII, (Unifamiliar Exenta), with the following Urbanistic terms and conditions:

Surface: 7.752m².
Buildability: 0,31 m²t/m²s.
Building Area: 2.403m² t.
N° Villas: 7
Use: Residential.

ORDENANZA:

Min. Plot. 500m².
Buildability: 0,31 m²t/m²s.
Occupancy rate: 30%.
Máx. Height: PB+1 (7M.)
Separation of Bounds: 3m.

It's carry out appraisal for TINSA with date: 7 August 2017.

APPRAISAL PRICE: 1.623.220,90€





INCREDIBLE SEA VIEWS.



BEACH ZONE WITH MILLIONARES INVESTMENTS.

<https://ikosresorts.com/resorts/ikos-andalusia/>

<https://www.laopiniondemalaga.es/costa-sol-occidental/2019/10/22/iglesia-cristiana-ortodoxa-estepona/1122040.html>

<https://www.diariosur.es/marbella-estepona/aquinas-school-presenta-20190415003034-ntvo.html>