



Boliggrund til salg i Ronda, Ronda

1.360.000 €

Reference: R5251297 Grundstørrelse: 5.174m²



MONTEJAQUE			SECTOR URBANIZABLE		UR-R-4
			Tipo de actuación	Suelo apto para ser urbanizado	
			Objeto de actuación	Cesión /urbanización	
			Sistema de actuación	Compensación	
			Iniciativa	Privada	
			Planeamiento	PPO y PU	
			Densidad: N° más viviendas	35 viv/ha	
			N° más de viviendas	41	
			Índice de edif.	0.6 m ² /m ²	
			Uso y edificación	Residencial. UNIF- AIS y AD	
			Ordenanza	N2-N3	
RESERVAS (m ²)			Aprov. lucrativo	7.080 m ²	
SUPERFICIE			N° Hab.	708	
VIARIO				164	
ÁREAS LIBRES MIN.					
EQUIPAMIENTO MIN.					
TOTAL RESERVA DOTAC. MIN. (30 m ² /m ²)					
PLAZOS					
F.P.O.					
E.D.					
F.U.					
INICIO.					
OBSERVACIONES					
CONDICIONES DE ORDENACION Y USO					
CONDICIONES DE EJECUCIÓN					



Serranía de Ronda, Ronda

GREAT URBAN DEVELOPMENT INVESTMENT OPPORTUNITY IN RONDA – 37 PLOTS + PUBLIC FACILITIES A significant urban development package is being marketed in Sector UR-R4 (Montejaque – Ronda, Málaga), ideal for developers, builders and investors looking for a compact, orderly project with high potential returns. A total of 5,174.57 m² earmarked for urban development, with an approved and fully defined reparcelling plan. 37 RESIDENTIAL PLOTS – SEMI-DETACHED SINGLE-FAMILY USE Perfect for the creation of a modern residential complex in a natural and peaceful setting, with unobstructed views and excellent connections to Ronda. Plots from approx. 120 m² to 154 m² Buildable area: 1.20 m²t/m²s Fully defined lucrative use Layout organised by block and road 1 PLOT FOR TERTIARY USE – 408.99 m² Unique opportunity to establish: Commercial premises Services Offices Compatible tourist activity With an outstanding buildable area of 1,684 m²t/m²s, ideal for complementing the residential project. PUBLIC DOMAIN PLOTS Includes all the urban areas necessary for a complete and attractive development: ✓ Green Area (EL) – 1,158.73 m² Open, natural space, mandatory according to planning regulations. ✓ School Facilities (EQ1) – 1,000 m² Intended for educational use, consolidating the social value of the sector. ✓ Social Facilities (EQ2) – 40 m² Complementary public facilities. ✓ Road Plot – 3,306.16 m² Internal roads fully delimited according to the reparcelling project. PRIME LOCATION On the outskirts of Montejaque town center Just a few minutes from Ronda, one of the most sought-after destinations in the Serranía Natural, peaceful surroundings with high residential demand Direct connection to the MA-506 highway IDEAL FOR: Developers looking for a project ready to go Investors wanting a complete and well-planned urban development Builders wanting to carry out a high-demand, quick-sale project A ONCE-IN-A-LIFETIME OPPORTUNITY A fully defined sector, with a balance between residential, tertiary, and public facilities, and with the perfect size for an attractive and profitable residential development. Don't forget to contact us for further information or to arrange a no-obligation visit.



Funktioner:

Orientering

Nordvest

Indstilling

Kommercielt område

Tæt på skoler

By

Landsby

Kategori

Investering

Godt køb

Billig

Nødlidende

Golf

Luksus