



## Residential Plot for sale in Ronda, Ronda

1,360,000 €

Reference: R5251297 Plot Size: 5,174m<sup>2</sup>



MONTAJAQUE		SECTOR URBANIZABLE		UR-Rel4
<b>TIPO DE ACTUACION</b>	Suelo apto para ser urbanizado	<b>TIPO DE ACTUACION</b>	Cesion Urbanización	
<b>Objeto de actuación</b>		<b>SISTEMA DE ACTUACION</b>	Compensación	
<b>Sistema de actuación</b>		<b>INICIATIVA</b>	Privada	
<b>Planeamiento</b>	PPO y PU	<b>DENSIDAD:</b> Nº máx viviendas	35 viv./ha	
<b>Densidad: Nº máx viviendas</b>		<b>Nº max de viviendas</b>	41	
<b>Índice de edif.</b>	0,6 m <sup>2</sup> /m <sup>2</sup>	<b>USO Y EDIFICACIÓN</b>	Residencial. UNIF-AD y AD	
<b>Uso y edificación</b>		<b>ORDENANZA</b>	N2-N3	
<b>Ordenanza</b>		<b>APROV. IURATIVA</b>	7.080 m <sup>2</sup>	
<b>Aprov. Iurativa</b>		<b>10% AT m<sup>2</sup></b>	708	
<b>Nº Hab.</b>	164	<b>Nº Hab.</b>		
SUPERFICIE		RESERVAS (m <sup>2</sup> )		
(m <sup>2</sup> )		VIARIO	ÁREAS LIBRES MIN.	EQUIPAMIENTO MIN.
11.800		-	1.274,4	12 m <sup>2</sup> x viv.
PLAZOS		P.P.O.	E.D.	P.U.
1 año		-	-	INICIO.
				4 años
OBSERVACIONES				
Se deberá prever las cesiones correspondientes al 10% del Aprovechamiento Medio.				
CONDICIONES DE ORDENACION Y USO				
El viario representado compartido con la UR-R3 y el perimetral es vinculante.				
Las reservas para dotaciones se ajustarán a los estándares previstos en la LOUA.				
CONDICIONES DE EJECUCIÓN				
El plazo de ejecución será de 12 meses.				



## 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 m<sup>2</sup> earmarked for urban development, with an approved and fully defined reparation 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 m<sup>2</sup> to 154 m<sup>2</sup> Buildable area: 1.20 m<sup>2</sup>t/m<sup>2</sup>s Fully defined lucrative use Layout organised by block and road **1 PLOT FOR TERTIARY USE – 408.99 m<sup>2</sup>** Unique opportunity to establish: Commercial premises Services Offices Compatible tourist activity With an outstanding buildable area of 1,684 m<sup>2</sup>t/m<sup>2</sup>s, 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 m<sup>2</sup> Open, natural space, mandatory according to planning regulations. ✓ School Facilities (EQ1) – 1,000 m<sup>2</sup> Intended for educational use, consolidating the social value of the sector. ✓ Social Facilities (EQ2) – 40 m<sup>2</sup> Complementary public facilities. ✓ Road Plot – 3,306.16 m<sup>2</sup> Internal roads fully delimited according to the reparation 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.



## Features:

### Orientation

North West

### Setting

Commercial Area

Close To Schools

Town

Village

### Category

Investment

Bargain

Cheap

Distressed

Golf

Luxury