

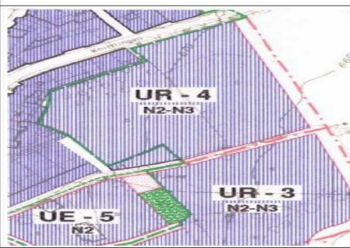


Residential Plot for sale in Ronda, Ronda

1,360,000 €

Reference: R5251297 Plot Size: 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 s.
				Uso y edificación	Residencial. UNIF- A35 y A3
				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 .)					
11.800	-	1.274,4	12 m ² s x viv.		2.124
PLAZOS	P.P.O.	E.D.	P.U.	INICIO.	
1 año	-	-	2 años	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 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.



Features:

Orientation

North West

Setting

Commercial Area

Close To Schools

Town

Village

Category

Investment

Bargain

Cheap

Distressed

Golf

Luxury