



Residentiele Percelen te koop in Ronda, Ronda

1.360.000 €

Referentie: R5251297 Plotgrootte: 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	
		Aprov. lucrativo		7.080 m ²	
		10% AT m ²		708	
		N° Hab.		164	
SUPERFICIE (m ²)	RESERVAS (m ²)	EQUIPAMIENTO		TOTAL RESERVA DOTAC. (MÍN: 30 m ² /m ²)	
11.800	VIARIO	ÁREAS LIBRES MIN:	12 m ² s x viv.	2.124	
	F.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 EJECUCION					
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 m²/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 m²/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.



Kenmerken:

Zonorientatie

Noordwesten

Ligging

Commercieel gebied

Dicht bij scholen

Dorp

Dorp

Categorie

Investering

Koopje

Goedkoop

Verdrietig

Golf

Luxe