



# Жилой участок для продажи в Ronda, Ronda

# 1 360 000 €

Ссылка: R5251297    Размер участка: 5 174m<sup>2</sup>



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: Nº máx viviendas		35 viv/ha
			Nº máx de viviendas		41
			Índice de edif.		0,6 m <sup>2</sup> /m <sup>2</sup>
			Uso y edificación		Residencial. UNIF- AIS y AD
			Ordenanza		N2-N3
			Aprov. lucrativo		7.080 m <sup>2</sup>
			10% AT m <sup>2</sup>		708
			Nº Hab.		164
SUPERFICIE (m <sup>2</sup> )	RESERVAS (m <sup>2</sup> )		EQUIPAMIENTO MIN.		TOTAL RESERVA DOTAC. MIN. (30 m <sup>2</sup> /m <sup>2</sup> )
11.800	VIARIO	ÁREAS LIBRES MIN.	12 m <sup>2</sup> s x viv.		2.124
		1.274,4			
PLAZOS	P.P.O.	E.D.	P.U.	INICIO.	
	1 año	-	2 años	4 años	
<b>OBSERVACIONES</b>					
Se deberá prever las cesiones correspondientes al 10% del Aprovechamiento Medio.					
<b>CONDICIONES DE ORDENACION Y USO</b>					
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.					
<b>CONDICIONES DE EJECUCION</b>					
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 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 m<sup>2</sup> to 154 m<sup>2</sup>

Buildable area: 1.20 m<sup>2</sup>/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>/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 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&apos;t forget to contact us for further information or to arrange a no-obligation visit.



## Характеристики:

### Ориентация

Северо -Запад

### Параметр

Коммерческий район

Рядом с школами

Город

Деревня

### Категория

Инвестиции

Торговаться

Дешевый

Огорченный

Гольф

Роскошь