

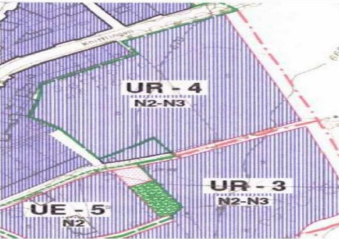


Жилой участок для продажи в Ronda, Ronda

1 360 000 €

Ссылка: R5251297 Размер участка: 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° máx viviendas	35 viv/ha	
				N° máx. de viviendas	41	
				Índice de edif.	0,6 m ² /m ² s.	
				Uso y edificación	Residencial. UNIF- AIS y AD	
				Ordenanza	N2-N3	
Aprov. lucrativo	7.080 m ²					
10% AT m2t	708					
N° Hab.	164					
SUPERFICIE (m ²)	RESERVAS (m ²)		EQUIPAMIENTO MIN.		TOTAL RESERVA DOTAC. MIN. (30 m ² /m ² .)	
VIARIO	ÁREAS LIBRES MIN.		12 m ² s x viv.		2.124	
11.800	-	1.274,4				
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.



Характеристики:

Ориентация

Северо -Запад

Параметр

Коммерческий район

Рядом с школами

Город

Деревня

Категория

Инвестиции

Торговаться

Дешевый

Огорченный

Гольф

Роскошь