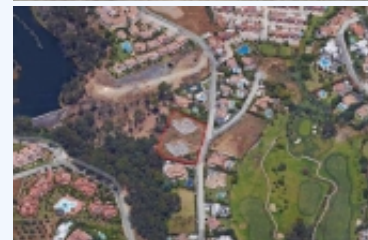


# # TTB0001, TWO PLOTS FACING SOUTH OVERLOOKING THE SEA AND GOLF IN LA CERQUILLA, THE HEART OF GOLF VALLEY!

For sale. 2.500.000 €



## La Cerquilla - Golf Valley, La Cerquilla, 29660, Nueva Andalucia, Las Brisas Golf

Great investment! Two unfinished villas in two great plots in one of the most exclusive areas in Marbella, the Golf Valley.

Two plots for sale Plot 1 - 2.442 m2. Plot 2 - 2.336 m2. Total measurement of the 2 plots is 4778 m2 Both plots, 1 and 2, have a building license to build a wonderful private villa of approximately 1.000 m2 covered area on an existing project or to client's specifications. The building licenses allow modifications to a more modern design and just need to be updated and reactivated.- The foundations and basement structures have been completed which offers expediency of construction.- The Southern orientation of the villas allows a very private principal entrance located at the rear of the property. - Both plots are bordered by a green zone of woodland to the west and road access to the east.- The elevated position of these plots provides unrestricted views Plot qualified as UE-3 (0.20) according to the General Plan (PGOU) 1986. Minimum plot: 800 m2. Occupation on plot: 25%. Building volume: 0,30 m2/m2 (30%) on 2 levels, plus basement and rooftop. 3 meters from boundaries. Maximum height: 7 meters.

### LAND INFORMATION:

Lot Size : 4778

### BUILDING INFORMATION:

Built on : 0  
Remodeled on : 0  
Number of Floors :  
Floor area (Lower) : 0  
Floor area (Main Level) : 0  
Floor area (Upper) : 0  
Floor area (Total) : 0

### NEIGHBORHOOD:

Super market : 5 minutes by Car  
Beach : 5 minutes by Car  
Coffee shop : 5 minutes by Walk  
Airport : 35 minutes by Car  
Town center : 3 minutes by Car