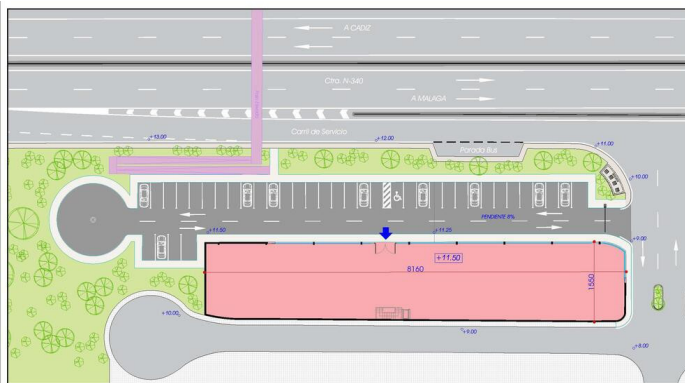


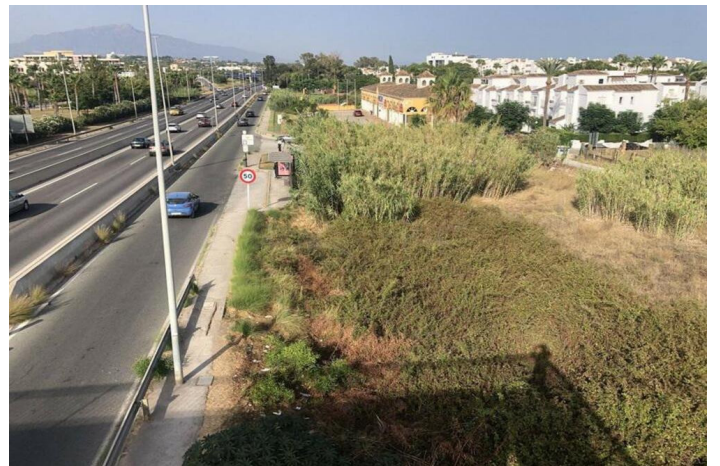
Land for sale in Costalita, Estepona

2,290,000 €

Reference: R4728133 Plot Size: 1,232m² Build Size: 2,464m²



PLANTA BAJA - SUPERFICIE 1.232 m²
CENTRO COMERCIAL A-UEN - E4 - ESTEPOÑA



Costa del Sol, Costalita

COMMERCIAL PLOT FOR SALE IN ESTEPONA

UBICATION:

The plot is located on the corner of Playa del Sol Avenue with Calle de la Luna, adjacent to the Sun Beach, Estepona (Malaga).

ACCESS:

The plot is accessed from the existing service lane at the CN-340 (A-7), at Km 165.1 towards Estepona - Marbella. For those who travel in the sense Marbella - Estepona, the access is made from a change of sense to 300 meters of the plot, on the bridge of Cancelada. In addition, there is a pedestrian bridge direct to the plot over the CN-340 and a bus stop a few meters away.

DESCRIPTION OF UEN-E4A PARCELA "CHALES OF SOL NORTE":

The soil has a commercial use (C3) with the following parameters:

Maximum building: 1m²/m²s.

Maximum occupancy of the plot: 100%.

Maximum number of plants: 2.

Maximum height allowed: 7.5 meters.

Table of surfaces:

Initial area of the execution unit: 3,080.00 m².

Cessions made of soil for use and public domain:

Green area: 510.12 m².

Road network: 1,337.88 m².

Use floor and private domain:

Commercial equipment: 1,232,00 m².

Building:

Ground floor: 1,232,00m².

Semi-basement: 1,232,00 m². Uses: parking, storage, and other different uses depending on the activity and constructive details.

Parking:

In the road network: 38 places.

On the semi-basement floor: up to 56 places, making a total of 94 parking spaces.

They are now definitively approved:

Redelimitation of Implementation Units.

Detail Studio.

Urbanization Project.

Reparing Project.

Features:

Features

Near Transport

Setting

Close To Sea

Energy Rating

A

Orientation

North

Garden

Private

CO2 Emission Rating

A

Views

Street

Parking

Private