

## Grundstück zum Verkauf in Marbella, Costa del Sol

1165 m<sup>2</sup> Wohnfläche | 1,165 m<sup>2</sup> Landfläche  
€ 840 IBI



### Beschreibung der Immobilie

Prime Development Plot in Nagüeles, Marbella - Fully Licensed & Ready to Build

An exceptional investment opportunity is now available in the prestigious and highly sought-after residential area of Nagüeles, Marbella. This premium urban plot is sold with all heavy administrative work, planning risks, and architectural costs completely finalized, offering a true plug-and-play solution for developers or private clients looking to build immediately.

The property comes with full legal security and immediate construction rights, backed by a complete documentation package:

- Approved Building License: Licencia de Proyecto Básico (Decreto 14033/2019) fully granted by the Marbella Ayuntamiento.
- Clean Legal Status: Recent Nota Simple confirming clear boundaries, unencumbered title, and official urban classification.
- Bespoke Architectural Project: Completed floor plans and layouts for a luxury 233.08 m<sup>2</sup> single-family detached villa featuring a private swimming pool.

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