SC | MARBELLA

€ 4,450,000
Ref: R5335987

Plot for sale in The Golden Mile, Costa del Sol

3,749 m² Plot |

Property Description

Located in the prestigious residential area of Rocío de Nagüeles, on Marbella's renowned Golden Mile, this south-facing double plot (1.915 m2 + 1.834 m2) represents an exceptional development opportunity in one of the most desirable parts of the city. Positioned just below the foothills of Sierra Blanca, the area enjoys a privileged setting that combines tranquility, privacy, and immediate proximity to Marbella's most exclusive lifestyle destinations.

Rocío de Nagüeles is widely regarded as one of the most established and respected residential communities on the Golden Mile. The neighborhood is known for its spacious villa plots, mature greenery, and peaceful residential character. Unlike many newer developments, it is a well-established area with many full-time residents, creating a safe, stable, and highly sought-after environment.

The plot consists of a double parcel with southern orientation, offering excellent natural light and strong design potential. The land is classified as urban land (UE-4 zoning), allowing a minimum plot size of 1,000 m² and a buildability coefficient of 0.26, providing flexibility for high-quality residential development.

A preliminary concept already exists for the construction of three luxury villas within a private gated condominium, designed with access from two different streets, creating a secure and exclusive residential enclave. The project offers investors or developers the opportunity to create a

distinctive product in a location where demand for luxury properties remains consistently strong.

With its proximity to the Golden Mile's most iconic landmarks, including Puente Romano Beach Resort and Marbella Club Hotel, as well as international schools, fine dining, and the beach, this property represents a rare opportunity to develop in one of Marbella's most prestigious and enduringly desirable areas.