



Wohngebäude zum Verkauf in Ronda, Ronda

1.360.000 €

Referenz: R5251297 Grundstücksgröße: 5.174m²



MONTEJAQUE		SECTOR URBANIZABLE		UR-Rel4
TIPO DE ACTUACION	Suelo apto para ser urbanizado	TIPO DE ACTUACION	Cesion Urbanizacion	
OBJETO DE ACTUACION	Cesion Urbanizacion	SISTEMA DE ACTUACION	Compensacion	
SISTEMA DE ACTUACION	Compensacion	INICIATIVA	Privada	
PLANEAMIENTO	PPO y PU	PLANEAMIENTO	PPD y PU	
DENSIDAD: N° MÁX VIVIENDAS	35 viv/ha	DENSIDAD: N° MÁX VIVIENDAS	35 viv/ha	
N° MÁX DE VIVIENDAS	41	ÍNDICE DE EDIFIC.	0,6 m ² /m ²	
USO Y EDIFICACIÓN	Residencial. UNIF-AD y AD	USO Y EDIFICACIÓN	Residencial. UNIF-AD y AD	
ORDENANZA	N2-N3	ORDENANZA	N2-N3	
APROV. IURATIVO	7.080 m ²	APROV. IURATIVO	7.080 m ²	
10% AT m²	708	10% AT m²	708	
N° HAB.	164	N° HAB.	164	
SUPERFICIE		RESERVAS (m ²)		
(m ²)		VIARIO	ÁREAS LIBRES MIN.	EQUIPAMIENTO MIN.
11.800		-	1.274,4	12 m ² x viv.
PLAZOS		P.P.O.	E.D.	P.U.
1 año		-	-	2 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 (Montequaje – 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 reparation 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 reparation project. **PRIME LOCATION** On the outskirts of Montequaje 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.



Eigenschaften:

Orientierung

Nordwesten

Einstellung

Gewerbegebiet

In der Nähe von Schulen

Stadt

Dorf

Kategorie

Investition

Schnäppchen

Billig

Verzweifelt

Golf

Luxus