



Wohngebäude zum Verkauf in Ronda, Ronda

1.360.000 €

Referenz: R5251297 Grundstücksgröße: 5.174m²



MONTEJAQUE				SECTOR URBANIZABLE		UR-R-4
				Tipo de actuación		Suelo apto para ser urbanizado
				Objeto de actuación		Cesión /urbanización
				Sistema de actuación		Compensación
				Iniciativa		Privada
				Planeamiento		PPO y PU
				Densidad: N° máx viviendas		35 viv/ha
				N° máx. de viviendas		41
				Índice de edif.		0.6 m²/m²s.
				Uso y edificación		Residencial. UNIF- AIS y AD
				Ordenanza		N2-N3
Aprov. lucrativo				7.080 m²		
10% AT m²t				708		
N° Hab.				164		
SUPERFICIE		RESERVAS (m²)				
(m²)	VIARIO	ÁREAS LIBRES MIN.		EQUIPAMIENTO MIN.	TOTAL RESERVA DOTAC. MIN. (30 m²/m²)	
11.800	-	1.274,4		12 m²/s + viv.	2.124	
PLAZOS	P.P.O.	E.D.	P.U.		INICIO.	
	1 año	-	2 años		4 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						



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 (Montejaque – 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 reparcelling 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 reparcelling project. **PRIME LOCATION** On the outskirts of Montejaque 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