



Residential Plot for sale in Ronda, Ronda

1.360.000 €

Reference: R5251297 Plot Size: 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° más viviendas		
			35 viv/ha		
			N° más de viviendas		
			41		
			Índice de edif.		
			0,6 m ² /m ² s.		
			Uso y edificación		
			Residencial. UNIF- AIS y AD		
			Ordenanza		
			N2-N3		
			Aprov. lucrativo		
			7.080 m ²		
			10% AT m ² t		
			708		
			N° Hab.		
			164		
			SUPERFICIE		
			RESERVAS (m ²)		
			VIARIO		
			ÁREAS LIBRES MIN.		
			1.274,4		
			EQUIPAMIENTO MIN.		
			12 m ² s x viv.		
			TOTAL RESERVA DOTAC. MIN.(30 m ² /m ² .)		
			2.124		
			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.		
			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.		
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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.



Features:

Oryantasyon
Kuzey batı

Ayar
Ticari alan
Okullara yakın
Şehir
Köy

Kategori
Yatırım
Pazarlık
Ucuz
Sıkıntılı
Golf
Lüks