



# Residential Plot for sale in Ronda, Ronda

1,360,000 €

Reference: R5251297 Plot Size: 5,174m<sup>2</sup>



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 <sup>2</sup> /m <sup>2</sup>
		Uso y edificación	Residencial. UNIF- AIS y AD
		Ordenanza	N2-N3
		Aprov. lucrativo	7.080 m <sup>2</sup>
		10% AT m <sup>2</sup>	708
		N° Hab.	164
SUPERFICIE (m <sup>2</sup> )	RESERVAS (m <sup>2</sup> )	EQUIPAMIENTO MIN.	
11.800	VIARIO	ÁREAS LIBRES MIN.	TOTAL RESERVA DOTAC. MIN. (30 m <sup>2</sup> /m <sup>2</sup> )
	-	1.274,4	2.124
PLAZOS	F.P.O.	E.D.	P.U.
	1 año	-	2 años
			INICIO.
			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 EJECUCION			
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 (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 m<sup>2</sup> 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 m<sup>2</sup> to 154 m<sup>2</sup>

Buildable area: 1.20 m<sup>2</sup>t/m<sup>2</sup>s

Fully defined lucrative use

Layout organised by block and road

#### 1 PLOT FOR TERTIARY USE – 408.99 m<sup>2</sup>

Unique opportunity to establish:

Commercial premises

Services

Offices

Compatible tourist activity

With an outstanding buildable area of 1,684 m<sup>2</sup>t/m<sup>2</sup>s, 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 m<sup>2</sup>

Open, natural space, mandatory according to planning regulations.

✓ School Facilities (EQ1) – 1,000 m<sup>2</sup>

Intended for educational use, consolidating the social value of the sector.

✓ Social Facilities (EQ2) – 40 m<sup>2</sup>

Complementary public facilities.

✓ Road Plot – 3,306.16 m<sup>2</sup>

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:

### Orientation

North West

### Setting

Commercial Area

Close To Schools

Town

Village

### Category

Investment

Bargain

Cheap

Distressed

Golf

Luxury