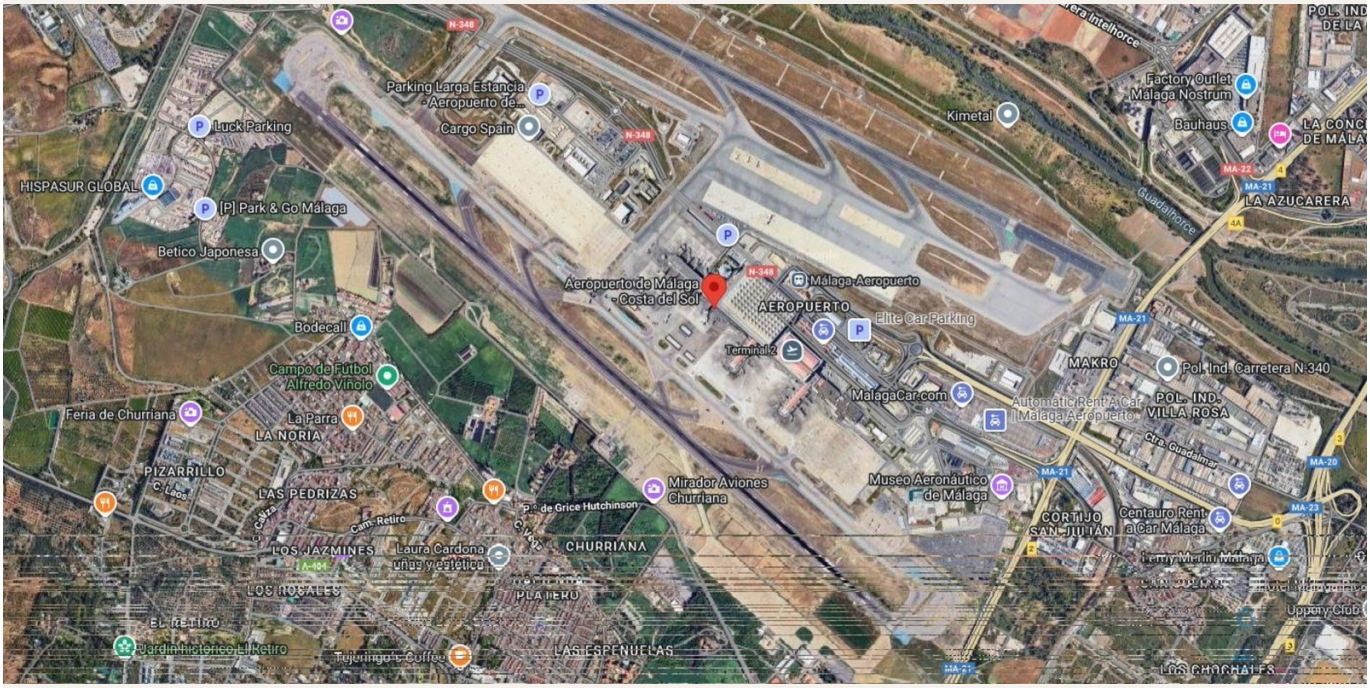
Residential Plot in Churriana

€1,100,000

Churriana, Málaga

Plot: 1133 m²



Overview

Unique Opportunity for Investors in Malaga!

Urban Land with High Residential Development Potential in Churriana, Malaga
We are offering a strategic and consolidated asset for sale, perfect for investors seeking profitability and immediate development in one of the areas with the highest growth potential in Malaga City, just a few minutes from the airport

Location and Key Details of the Asset
Location: CM GAMERA LA 1, Land, 29140 MÁLAGA (MÁLAGA). The asset is located within the U.E. CH-3 Implementation Unit, Hacienda Los Paredones sector, Churriana.
Graphic Area (Plot): 1,133 m2
Class and Main Use: URBAN, Land without buildings.

Key Urban Planning Parameters (PGOU of Málaga - Ordinance CTP-1)
The asset is governed by Ordinance CTP-1 (Colonia y Edificación Tradicional Popular) of the General Urban Development Plan (PGOU) of Málaga, according to the Consolidated Detailed Study of U.E. CH-3.
Main and Detailed Use: Residential.
Application Ordinance: CTP-1.
Maximum Buildable Area of the Unit: 2,600 m2 of floor space.

Maximum Buildable Height: Ground Floor + 1 (G+1).
Maximum Occupancy on Floors (Ground and Upper Floors): 100%.

Promotion Potential: Project for 24 Townhouses (Estimate)
The total buildable area of 2,600m2 allows for the development of a high-density project consisting of townhouses in accordance with the maximum height (ground floor + 1)13.
Average Surface Area per Home: 108.3m2 of floor space (calculated over 24 units)

Excellent Location: The location in Churriana guarantees excellent connections to the airport, the Technology Park (PTA), and the center of Malaga, ensuring solid demand for both primary residences and investment properties.

Contact us to invest!
This is the asset you were looking for to make your capital profitable in the Malaga real estate sector.

Amenities

Category: Bargain, Cheap, Distressed, Investment, Luxury

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5227456_residential-plot-churriana/