Residential Plot in Rincón de la Victoria

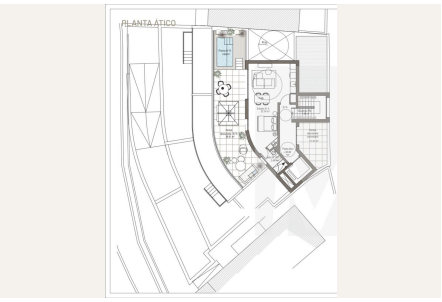
€363,000

Rincón de la Victoria, Málaga

Plot: 430 m²









Overview

Prime Real Estate Investment Opportunity: PANORAMA BUILDING in La Cala del Moral

We present a unique investment opportunity in a new construction project with double profitability potential, located in one of the most sought-after coastal areas of the Costa del Sol: La Cala del Moral, Rincón de la Victoria (Málaga).
The project, called ‘EDIFICIO PANORAMA’, has undergone preliminary technical and urban planning studies to be developed for both residential and tourist use.

1. Strategic Investment Summary Key Feature Detail Source Location La Cala del Moral, Rincón de la Victoria (Málaga).

Proximity to the sea, just 320 metres from the Mediterranean Sea.
Potential for dual use: residential or tourist-holiday two-key (2**).
Plot Consolidated urban land at Camino del Cementerio 19A. Topographical área: 430.51 m².
Development Possibility of building four floors above ground and a basement (ground floor + 1 + penthouse).
Market profitability High-demand area for primary residences, second homes and investment with high profitability in holiday rentals.
The average price per square metre in La Cala del Moral is around €2,300/m².

2. Development options for the PANORAMA BUILDING The preliminary study dossier considers two optimised scenarios for the plot,
maximising the construction potential in accordance with local urban planning regulations (Classification: Closed Block MC-1):
Option A: Tourist Regime (2 Stars) This option is designed to capitalise on the strong tourist demand on the Costa del Sol.
Proposed Distribution: 10 Studios and 1 Apartment.
Total Built Area: 959.15 m².
Advantage: Allows for a quick return on investment through holiday rentals, a highly profitable sector in the area.
Option B: Residential Regime Focused on the sale of high-end units or long-term rentals.
Proposed layout: Multiple dwellings (apartments) [based on studio plans].
Total built area: 932.26 m².
Premium features: The preliminary residential study includes the possibility of designing units with terraces and a swimming pool on the penthouse floor,
a key attribute in the area's luxury market.
3. Conclusion and Contact The PANORAMA BUILDING represents a low-risk investment in consolidated urban land,
with a strategic location 320 metres from the sea and the flexibility to develop the project in the most profitable format according to market developments.
Below you will find floor plans, technical details, urban planning parameters and a study of the surface areas for each regime (Residential and Tourist).
Please do not hesitate to contact us to arrange an appointment.

Amenities

Setting: Town, Commercial Area, Close To Shops, Close To Sea, Close To Schools

Category: Bargain, Cheap, Distressed, Investment, Luxury

Contact

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