

## Land for sale in Torremolinos, Málaga

4,663,000€



Urban land located in the Sierra de Torremolinos, adjacent to El Pinar Urbanization and Las Velas Urbanization, close to the highway, the Congress Palace, and the upcoming largest shopping and leisure center in Andalusia (INTU). It is also adjacent to the future largest golf course in Málaga, with final approval granted.

This sector comprises 54,054 m<sup>2</sup> for a total of 81 single-family homes. In total, there are 6 properties owned by different proprietors, all of whom are selling except for one who owns a house on an 800 m<sup>2</sup> plot (not for sale); this plot is located at the corner with the 1,243 m<sup>2</sup> URO3 plot (referenced in my previous email today), and another plot that is below the minimum building size, which will therefore be absorbed by the Urbanization Compensation Board through expropriation.

### Opportunities:

1) The plots from the two largest owners, totaling 22,540 m<sup>2</sup> and 16,318 m<sup>2</sup> respectively, sum up to 38,858 m<sup>2</sup>, representing 71.90% of the total area. This constitutes an absolute majority for decision-making within a Compensation Board. The offered price is €120/m<sup>2</sup>, totaling €4,662,960. Up to 15 homes can be built per hectare. Thus, with the acquisition of these two plots, up to 58 homes may be developed.

2) The smallest plot (3,206 m<sup>2</sup>) can also be acquired. Out of these 3,206 m<sup>2</sup>, a small, narrow strip falls within the neighboring sector, which has strategic interest as it would directly connect that urbanization to Cañada de los Cardos, an area with other homes and amenities (restaurants, building supplies, gas station, supermarkets, etc.). In fact, the property can be purchased including this strip located in the neighboring sector. Price: €384,720.

 0 bedrooms  
☒ Sea view  
☒ City views

 0 bathrooms  
☒ Mountain view

 38,858m<sup>2</sup> Plot size  
☒ Close to golf