



## Residential Plot for sale in Las Chapas, Marbella

**800,000 €**

Reference: R5311849 Plot Size: 3,990m<sup>2</sup>





## Costa del Sol, Las Chapas

### PLOT OF LAND IN LAS CHAPAS, MARBELLA – WITH VIEWS OF CABOPINO GOLF

A land plot located in Las Chapas, Marbella, offering views of Cabopino Golf Course and a total surface area of 3,990 sqm.

Urban planning regulations allow any category of private facilities within the “private equipment” land designation, and it can be used, among others, for:

#### Permitted Uses

Leisure, recreation, and entertainment establishments

Sports center

Schools

Clinics and hospitals, with or without accommodation

Residences for the elderly, students, or athletes

#### Building Specifications

Buildability: 0.5 m<sup>2</sup>/m<sup>2</sup>

Maximum height: Ground floor + 3 levels

Note: Sports pavilions may have uncovered structures

### REGULATORY UPDATE – STRATEGIC OPPORTUNITY

Decree-Law 1/2025 of February 24 allows this facility-designated land (suelo dotacional) to be used for social housing, provided it is not required for public facilities.

This converts the asset into a strategic lever for rapidly increasing affordable housing supply.



## Features:

### Views

Mountain

Country

Golf

### Setting

Close To Golf

Close To Sea

Close To Schools

Close To Forest

### Category

Investment