



## Residential Plot for sale in El Rosario, Marbella

**250,000 €**Reference: R2444063 Plot Size: 1,385m<sup>2</sup>



## Costa del Sol, El Rosario

Plot of 1000m<sup>2</sup> allowed to build 400m<sup>2</sup> due to a building ratio of 33%. The green area belongs to the community and is not part of the plot. Adjacent to green area. With sea views. **BASIC DATA OF THE PLOT:** • Surface area: 1,385 m<sup>2</sup> • Facade: 40.21 m • Access from the street: Descending • Type: Urban • Slope: Moderate • Building ratio: **SERVICES AND EQUIPMENT AT THE PLOT:** • Water • Electricity • Telephone • Mobile phone coverage • Sewerage • Sanitation • Public lighting • Sidewalks **LAND, ORIENTATION, AND NOISE LAND:** • Soil composition: Granitic • Vegetation: Shrubs with some trees • Distance to electricity cable: Less than 0.5 km • Type of facade fencing: None • Type of back fencing: None • Type of right side fencing: None • Type of left side fencing: None • Predictable and/or passing servitudes: None **VIEWS AND ORIENTATION:** • Direct sunlight hours at the plot: All day • Scope of the view: Horizon • Quality of the view: Impeccable • Sea views: Yes • Natural park views: No **NOISE:** • Noise level in the urbanization: No noise • Type of sound:

Distance from the entrance of the urbanization to the plot: Less than 2 km • Distance to the nearest town: Less than 5 km • Distance to the nearest railway station: Less than 5 km • Distance to the nearest bus station: Less than 5 km • Distance to the nearest school bus station: Less than 5 km • Accessibility to the plot: Paved road. State of the asphalt on the facade section of the plot: Asphalted Distance to travel on unpaved areas until reaching the plot: Less than 0.5 km **Neighborhood:** Distance to the nearest school: Less than 2 km Distance to the nearest grocery store: Less than 2 km Distance to the nearest pharmacy: Less than 2 km.



## Features:

Features	Orientation	Views
Near Transport	North East	Sea Mountain Forest
Setting	Utilities	Category
Close To Golf	Electricity	Reduced
Urbanisation	Drinkable Water	Investment
Close To Sea	Telephone	Distressed
Close To Schools		Off Plan
Close To Forest		Resale