

# Land in the heart of Nueva Andalucia

Price: 1,600,000 €

Reference1: LS4459921   Bedrooms: 0   Bathrooms: 0   Plot Size: 1,130m<sup>2</sup>   Build Size: 645m<sup>2</sup>   Terrace: 0m<sup>2</sup>



## Location: Nueva Andalucía

Discover an exceptional opportunity to build your dream home in the prestigious Pracelas del Golf, an exclusive gated community nestled in the heart of Nueva Andalucia, Spain. This remarkable 1,130-square-meter flat plot offers a perfect canvas for your architectural vision.

**\*\*Key Features:\*\***

**\*\*Plot Size:\*\*** Spanning 1,130 square meters, this expansive plot provides ample space to design a luxurious villa and create your own private oasis.

**\*\*Buildable Area:\*\*** With a generous buildability of 27%, you can construct a magnificent villa with 645 square meters of living space. There's also plenty of room for terraces and a solarium, allowing you to fully enjoy the stunning Andalusian climate and panoramic views.

**\*\*Architectural Plans & License:\*\*** The purchase of this plot includes architectural plans and a license, significantly streamlining the construction process. This saves you both time and money, ensuring your future home is designed with precision and finesse.

**\*\*Pracelas del Golf Gated Community:\*\***

**\*\*Security & Privacy:\*\*** Pracelas del Golf is a secure, gated community offering 24/7 security, ensuring the safety and privacy of all residents.

**\*\*Prime Location:\*\*** Situated in Nueva Andalucia, it is ideally located for those who appreciate the convenience of Marbella's vibrant nightlife, Puerto Banus' luxury shopping and dining, and the serene beauty of the surrounding golf courses.

**\*\*Natural Beauty:\*\*** Pracelas del Golf is nestled within lush, landscaped gardens and offers breathtaking views of the rolling green fairways, providing a tranquil and picturesque setting for your future home.

**\*\*Modern Amenities:\*\*** The community offers modern amenities, including well-maintained roads, walkways, and access to local schools, hospitals, and shopping centers.

Whether you dream of building a contemporary masterpiece, a traditional Andalusian villa, or anything in between, this plot offers the perfect opportunity to create a truly bespoke residence that reflects your individual style and desires.

Don't miss out on this exceptional opportunity to secure your place in the highly sought-after Pracelas del Golf community. Contact us today to arrange a viewing, discuss your vision, and embark on the journey to creating the home of your dreams in one of the Costa del Sol's most exclusive neighborhoods.

## Features:

**Orientation**

South  
West

**Views**

Urban Views

**Setting**

Close To Golf  
Close To Port  
Close To Shops  
Close To Schools

**Pool**

Room for Pool

**Garden**

Private Garden

**Security**

Gated Complex  
24 Hour Security

**Parking**

Garage  
Private

**Utilities**

Electricity  
Drinkable Water  
Telephone

**Category**

Investment  
Resale

Telephone  
Gas

With Planning Permission