



## RESIDENTIAL PLOT IN ELVIRIA

Elviria

REF# R4208026 – 250.000€

Beds	Baths	m <sup>2</sup> Built	1204 m <sup>2</sup> Plot
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**GREAT INVESTMENT OPPORTUNITY IN ELVIRIA** The plot is located on the first line of Santa Maria Golf and enjoys partial sea views. This project is only 1,7 km to the centre of Elvira and 2,4 km to the beach, where you will find all kinds of services, such as restaurants, supermarkets, banks, hotels, etc. Also, enjoy one of the beautiful sandy beaches with charming beach restaurants and the famous beach club Nikki Beach. Due to its positioning and the east facing, the spacious plot overlooks the beautiful Mediterranean and the Santa Maria Golf Course. The plot size is 1,204 sqm, and you can be built one villa. The urban regulations that apply to this plot are the following: EU-4 Buildability 0.20 m<sup>2</sup>/m<sup>2</sup>s Occupation 0.25% Maximum height 7.5 meters Elviria is a popular residential community located in the eastern part of Marbella, about 15 minutes drive to Marbella city centre and 25 minutes drive to the international airport of Malaga. Also, you will find nearby some of the best international schools, such as the English International College, the Deutsche Schule and Colegio Ecos.

