



## Location: Gaucín, MÁLAGA

Plot m2 : 101

### FEATURES:

Scenic Views

Patio Garden

### LARGE PLOT IN A GOOD LOCATION – POTENTIAL FOR A 2-STOREY TOWN HOUSE WITH ROOF TERRACE

This L-shaped plot of approx. 100m<sup>2</sup> (with an existing ruin) is in a quiet residential area not far from the Castle, and offers an opportunity to build a modern, energy efficient, eco-friendly house with a small courtyard/garden. The roof terrace, with potential for a rooftop plunge pool, would have spectacular far-reaching views to the Mediterranean, Gibraltar and North Africa.

The plot has good access from two sides, with on-street parking nearby and a variety of shops, tapas bars and high-quality restaurants within easy walking distance.

The property was previously granted planning permission for the construction of a new 4 bedroom/3 bathroom house (150m<sup>2</sup>) with a rooftop terrace and plunge pool. This permission has now lapsed, but copy plans are available if required. Alternatively, the owner could submit plans for a completely new design.

There are locally based, reputable Spanish architects & builders (English speaking) who offer a 'turnkey' project service. This includes building design, building licence application, costings/quotations, construction and project management. Any proposed scheme must be approved by the local Town Hall and a building licence obtained prior to commencement, with associated costs paid by the new owner.

Property particulars are believed to be correct, but their accuracy is not guaranteed and do not form part of any contract. A property description may be changed or a property withdrawn from the market without notice. Price does not include purchase costs.



Gaucin Properties Telephone: +34 697-330-772  
Email: [dianne@gaucinproperties.com](mailto:dianne@gaucinproperties.com) Web: [gaucinproperties.com](http://gaucinproperties.com)