

## Plot for sale in Benahavis, Costa del Sol

54,428 m<sup>2</sup> Plot |



### Property Description

Set of 8 urban plots designated for residential use, classified as detached single-family housing. The group of plots, all adjacent to each other, is comprised of 8 undeveloped plots numbered 2-9.

The plots are available either as a complete package or individually. There is also the possibility of further subdivision into plots with a minimum size of 2,600 m<sup>2</sup>, potentially reaching a total of 20 plots. Some benefit from unobstructed sea views, while others offer partial views.

Plot number 1, has an existing house built and has an individual price of 9.800.000€.

If acquiring the entire package, the sale price for the group is €26,800,000, with a total surface area of 62,252 m<sup>2</sup>. Alternatively, the set of undeveloped plots may be purchased for €17,000,000, with a combined area of 54,428 m<sup>2</sup>, including green areas and roads.

The plot sizes range between 5,579 m<sup>2</sup> and 7,824 m<sup>2</sup>. Permitted height: two above-ground floors plus a basement. Maximum buildability for the set as per the attached table.

The plots occupy a prime location only 15 minutes from the center of Benahavis, with excellent connections to Málaga Airport (50 minutes), Marbella Marina (12 minutes), and Marbella's beaches

(16 minutes).

Urban planning parameters:

- Land classification: Non-sectorized urban land
- Zoning: Residential
- Execution Unit: Madroñal IV
- Permitted use: Detached single-family dwelling
- Maximum footprint: 15%
- Buildability: 0.20 m<sup>2</sup>/m<sup>2</sup>
- Minimum plot size: 2,600 m<sup>2</sup>
- Maximum height: 2 floors / 8 meters

Setback requirements:

- Private boundaries: 6 meters
- Public boundaries: 3 meters

Basement: Permitted depending on the plot's topography