



**2.300.000 €**

## RESIDENTIAL PLOT IN EL MADROÑAL

El Madroñal

REF# R5431321

|      |       |                |                     |
|------|-------|----------------|---------------------|
|      |       | m <sup>2</sup> | 6310 m <sup>2</sup> |
| Beds | Baths | Built          | Plot                |

Located in the prestigious and sought-after Development Unit 4 of "El Madroñal" (Benahavís, Málaga), this is an exceptional residential investment opportunity in one of the safest, most private, and exclusive areas of the Costa del Sol. It is a spectacular 6,310.60 m<sup>2</sup> plot of land, with a feasibility study, basic project, and subdivision plan already designed to divide it into two independent plots that far exceed the minimum urban planning requirements for the area:

Plot A: 3,162.40 m<sup>2</sup>

Plot B: 3,148.20 m<sup>2</sup>

The project design has been meticulously adapted to the topography of the land to guarantee spectacular views and strict compliance with Benahavís regulations: Parameter Detail Typology Detached Single-Family Home (Independent Villa) Maximum Buildability 0.20 m<sup>2</sup>/m<sup>2</sup> (Up to 629.65 m<sup>2</sup> built above ground per property) Proposed Project: Villas of 592.00 m<sup>2</sup> above ground (+ 360.00 m<sup>2</sup> basement/below ground) Occupancy: 13% in project (Maximum permitted: 15%) Configuration: Ground Floor + 1 (Maximum height of 8 meters)...



