



2.300.000 €

RESIDENTIAL PLOT IN EL MADROÑAL

El Madroñal

REF# R5431321

		m ²	6310 m ²
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 m² 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 m²

Plot B: 3,148.20 m²

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 m²/m² (Up to 629.65 m² built above ground per property) Proposed Project: Villas of 592.00 m² above ground (+ 360.00 m² basement/below ground) Occupancy: 13% in project (Maximum permitted: 15%) Configuration: Ground Floor + 1 (Maximum height of 8 meters)...

