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1.195.000 €

PLOT IN BENAHAVÍS

Benahavís

REF# R5492116

Beds	Baths	m² Built	1761 m² Plot

An outstanding opportunity to acquire a premium plot with an approved project and building license for the construction of an elegant contemporary villa with a total built area of 671 m², distributed across three levels: two above-ground floors plus a rooftop access structure. In accordance with urban planning regulations, the plot allows for a single detached family home on a minimum plot size of 1,000 m², with a maximum height of PB+1 and 7 meters, a net buildability of 0.25% (385.46 m² above ground), and a permitted ground-floor occupancy of 25% (385.46 m²). Mandatory setbacks of 3 meters from both public and private boundaries are met, and the predominant use is residential. The minimum requirement of two parking spaces is exceeded with a generous three-vehicle pergola-covered parking area.

Access to the villa according to this project is provided both pedestrianly and by car from the street, leading to the pergola-covered parking area for three vehicles. From here, one enters the rooftop access level, composed of a hall and the vertical circulation core—stairs and elevator.

Descending from this access level brings us to the upper floor, which includes the vertical communication core, a distributor, a guest toilet, a technical room, an electrical room, and a gym with…

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