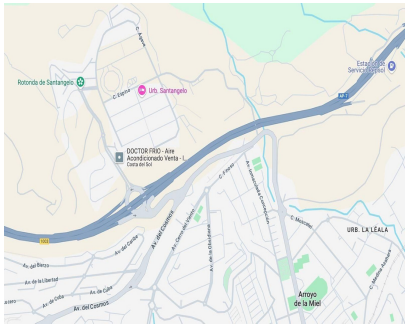
## Sales - Plot - Benalmadena

# 4.000.000€












**Ref.-ID: MIBGR5396632** **Benalmadena** **Plot**

**6000 m2**

Prime development land located in one of the most promising areas of the Costa del Sol. An excellent investment and residential development opportunity in Santangelo Norte, Benalmádena, a strategic location with strong demand and significant appreciation potential. Plot specifications: • Status: Fully urbanized development land • Use: Residential / Commercial • Plot size: 6,000 m² • Building ratio: 0.9045 m²t/m²s • Buildable area: 5,427.24 m²t • Maximum occupancy: 70% • Estimated development: 54 apartments (Ground Floor + 2) + commercial unit The plot benefits from direct access to the A-7 motorway and is located only 15 minutes from Málaga International Airport, with excellent connections to Málaga city, Marbella, and the entire Costa del Sol. Available infrastructure and utilities: • Electricity supply • Potable water • Sewage system Situated in a consolidated and rapidly growing area, surrounded by all key amenities: • National and international schools • Private hospitals and clinics within a 10 km radius • Shopping centers, supermarkets, and restaurants nearby • Beaches, marinas, and leisure areas just minutes away Market overview: Santangelo Norte has become one of the most attractive areas for developers and investors, recording approximately 15% market growth over the last five years. Strong national and international demand, combined with the limited availability of prime development land, makes this plot an outstanding investment opportunity. Financial analysis and profitability: • Estimated ROI: between 20% and 30% over 5 years • Strong residential demand • Excellent appreciation potential driven by continuous urban and tourism development on the Costa del Sol An ideal opportunity for developers and investors looking to create a high-value residential project in one of Málaga’s fastest-growing areas.

**Orientation**
- ✔ South Facing

**Views**
- ✔ Sea Views
- ✔ Mountain Views