

## Sales - Plot - Benalmadena

# 459.000€

**Benalmadena**

**Plot**



**275 m2**



**555 m2**

URBAN PLOT FOR SALE - BENALMÁDENA SEA VIEW PROJECT WITH LICENSE - 300M FROM THE BEACH I present to you this exclusive urban plot located in one of the most sought-after areas of Benalmádena, just 300 meters from the beach, offering open sea views and a prime location. A unique opportunity for developers or investors looking to build a high-end villa with immediate construction potential. PROPERTY FEATURES — Type: Consolidated urban land — Total surface: 555 m<sup>2</sup> — Buildability: approx. 275 m<sup>2</sup> above ground — Maximum occupancy: 25% — Use: Detached single-family villa — Permitted height: Basement + 2 floors — Access: Urban road ADDED VALUE - READY-TO-BUILD PROJECT The plot is sold with: — Approved building license — Architect-approved project — Immediate construction start possible Luxury villa project includes: — Infinity pool — Parking for 2 vehicles — Modern, functional design INVESTMENT POTENTIAL Clear high-return development opportunity: — Estimated value after completion: €1,300,000 — Ideal for fast-track development (no waiting for permits) — High demand area among international buyers Perfect for investors seeking strong ROI or premium resale product. LOCATION - BENALMÁDENA COSTA Strategic location with all amenities nearby: — 300 meters from the beach — Close to supermarkets, shops, and restaurants — Near hospital and essential services — Excellent connection to Málaga and the airport A consolidated area with high quality of life and strong property demand. URBANIZATION & UTILITIES — Water — Electricity — Sewage system — Street lighting — Pavements IDEAL FOR — Property developers — Real estate investors — Luxury villa projects — Medium to long-term investment with appreciation CONDITIONS — Direct sale from owner — Price reduced - unique opportunity ? For more information or to arrange a viewing BUILD A LUXURY VILLA JUST STEPS FROM THE SEA A solid investment opportunity with a ready-to-go project in one of the most desirable areas of the Costa del Sol.

### Setting

- ✓ Town
- ✓ Close To Sea

### Climate Control

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Orientation

- ✓ South
- ✓ South West

### Views

- ✓ Sea
- ✓ Garden
- ✓ Pool

### Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

### Condition

- ✓ Excellent

### Garden

- ✓ Private

### Pool

- ✓ Private

### Parking

- ✓ Garage



















