Sales - Plot - Benalmadena

199.000€

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Ref.-ID: MIBGR5335660 **Benalmadena** **Plot**

329 m2 **329 m2**

For sale: a unique investment plot located in one of the main industrial areas of Benalmádena / Arroyo de la Miel, offering excellent potential for commercial and industrial use. Location: • approx. 3 minutes to AP-7 motorway • approx. 15 minutes to Málaga Airport • well-established industrial zone with numerous businesses and warehouses • close proximity to residential areas, restaurants, and services This strategic location provides excellent logistics, as well as access to a strong local customer base – including both residents and professionals working in the area. Zoning & Business Potential: The plot is classified as Industrial/Commercial IC4, allowing for a wide range of business activities, including: • production bakery (obrador) • bakery with retail space • pastry shop • central kitchen / ghost kitchen (Glovo, Uber Eats, catering) - warehouse Building Parameters (according to the urban plan) • Maximum plot occupancy: 100% • Buildability: 1.5 m² per 1 m² of land • Maximum number of floors: 2 • Maximum height: 10 meters • Possibility of building 1 apartment for the business owner Plot size: 329 m² The plot allows the construction of a two-storey industrial building of approximately 493 m², with a basement.

Setting
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

Category
- ✔ Investment









This is just a visualization. There are no buildings on the plot.