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## Sales - Plot - Torrequebrada

## 500.000€

**Ref.-ID: MIBGR5502745** **Torrequebrada** **Plot**

### 611 m2

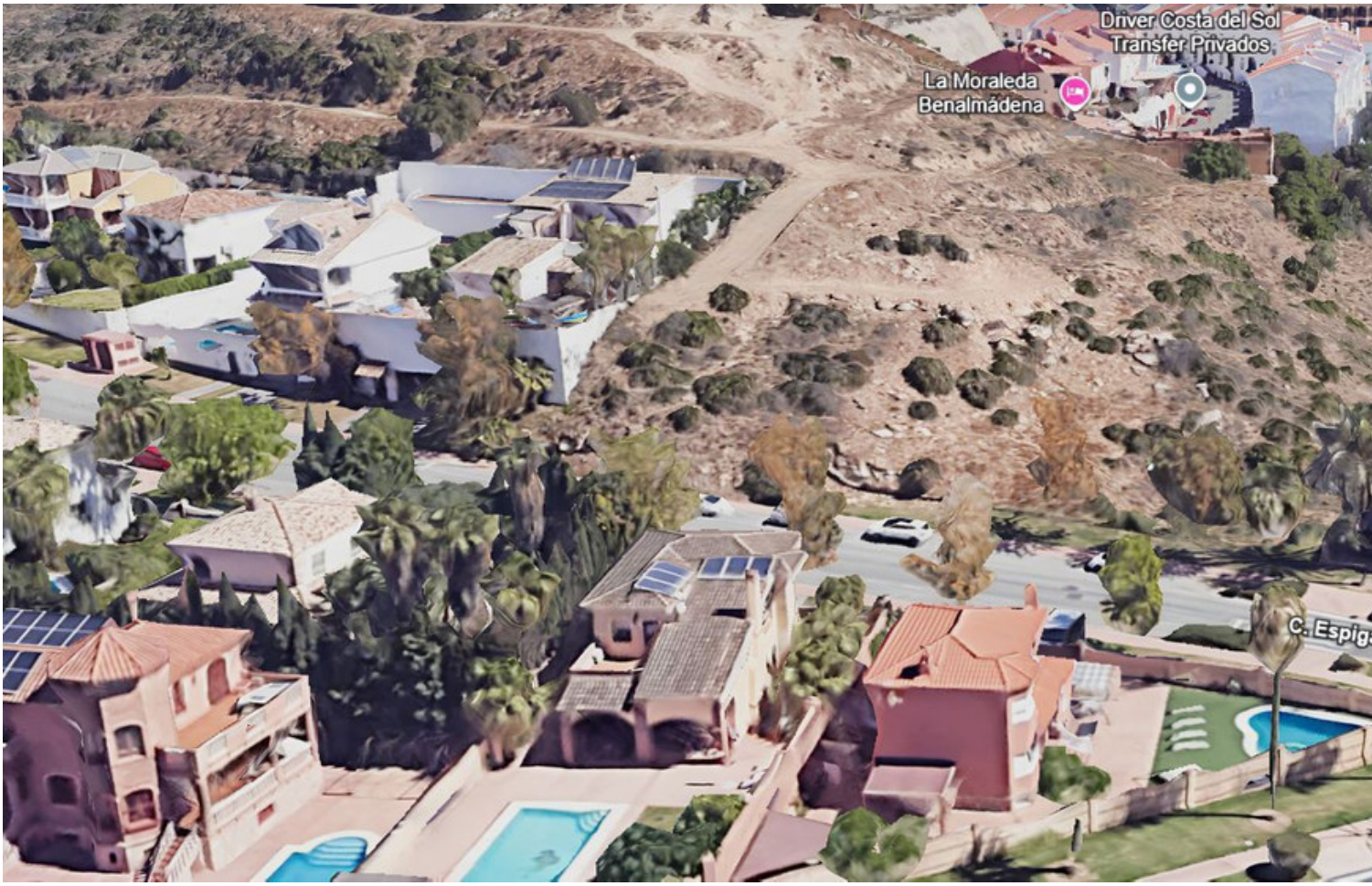
Plot with contemporary villa project in Torrequebrada – Approved building licence Urban plot of 611 m² in Torrequebrada, Benalmádena, with a contemporary villa project and approved building licence. Ready to start construction. The project has been specifically designed to take advantage of the natural slope of the plot, the panoramic views and the Costa del Sol climate. The projected villa offers approximately 450 m² of built area, distributed over several levels connected by lift, with more than 200 m² of terraces and the possibility of configuring up to 6 bedrooms. The main floor revolves around a spectacular open-plan space with a 53.51 m² living-dining room and open-plan kitchen, connected through large glazed areas to an impressive 138.12 m² terrace. Outside, a 43.08 m² swimming pool with a beach area and infinity effect stands out, conceived as an extension of the terrace and the views. The project also allows landscaped garden areas to be incorporated according to the future owner's preferences. The property features bedrooms with private bathroom areas and a large master suite with dressing room, bathroom and access to panoramic terraces. The upper floor offers more than 62 m² of terraces. The project also includes a private cinema room, lift, spacious multipurpose areas, a 57.28 m² garage for two vehicles and an exceptional 71.05 m² storage area. The property has been conceived in a warm, contemporary Mediterranean style, combining sand tones, wood, microcement, large-format porcelain tiles, glass and exposed black metal details. In terms of comfort, the project includes underfloor heating and cooling powered by an aerothermal system, as well as a water tank and an independent technical area for the swimming pool. Main features: • Urban plot: 611 m² • Project with approved building licence • Approximately 450 m² projected built area • Possibility of up to 6 bedrooms • More than 200 m² of terraces • 43.08 m² infinity pool with beach area • Main terrace of 138.12 m² • 53.51 m² living-dining room with open-plan kitchen • Master suite with dressing room and bathroom • Private cinema room • Lift between floors • Garage for 2 vehicles • 71.05 m² storage area • Underfloor heating and cooling • Aerothermal system • Possibility of incorporating a garden • Contemporary design with finishes in sand tones, wood, microcement, large-format porcelain tiles and black metal An opportunity to acquire a plot in Torrequebrada and develop a large contemporary villa based on an architectural project that has already been defined and has an approved building licence, avoiding the need to start the entire design and approval process from scratch.

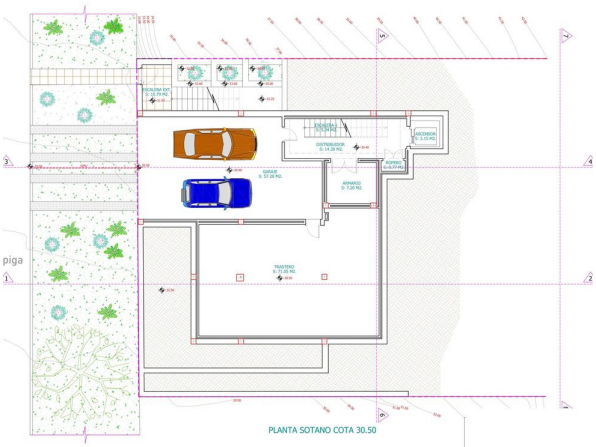
**Setting**
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

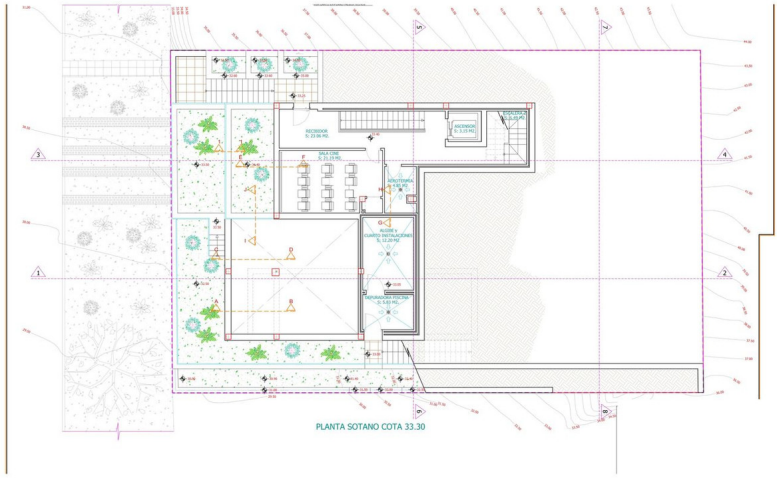
**Orientation**
- ✔ South West

**Views**
- ✔ Sea
- ✔ Mountain

Calle
Cordoba

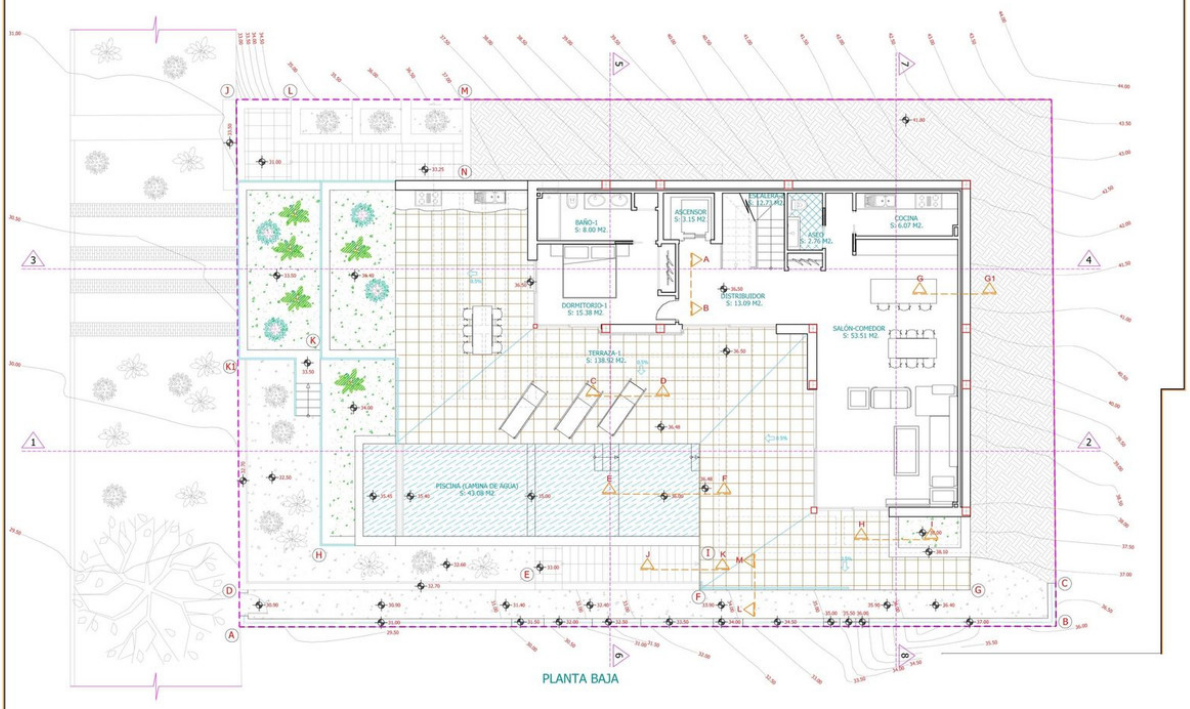

Driver Costa del Sol
Transfer Privados
La Moraleda
Benalmádena



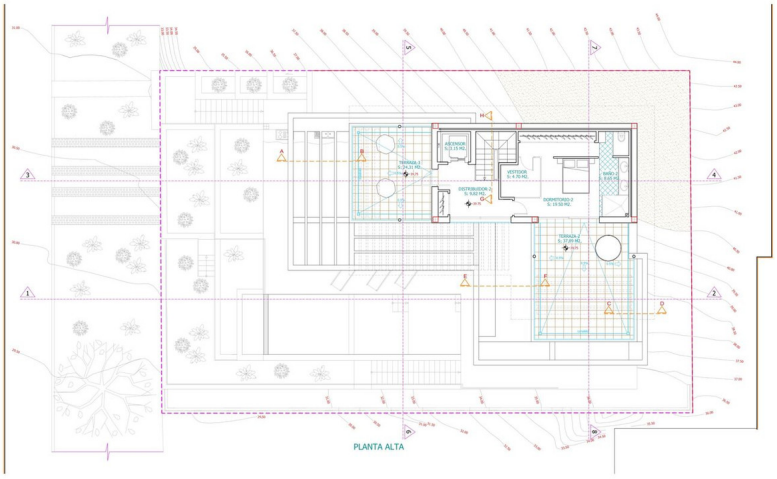




c/

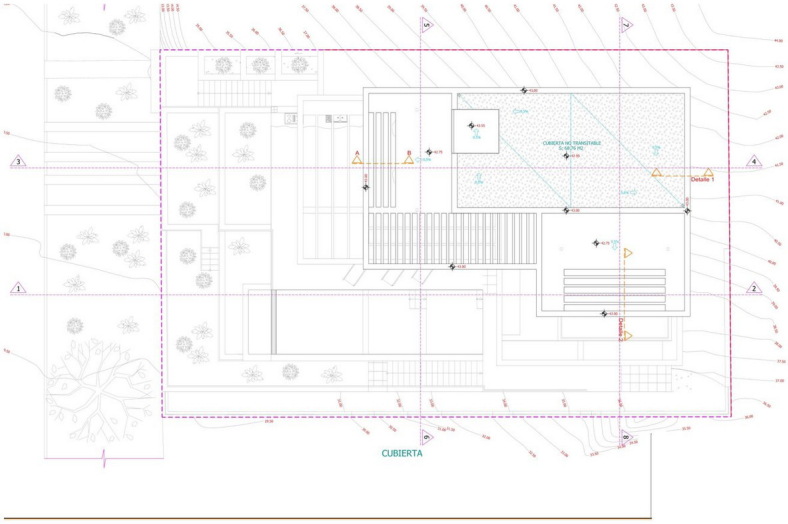
| CLASIFICACION DE LOS SUELOS EN FUNCION DE SU GRADO DE DESLIZAMIENTO | |
|---|---|
| ZONAS INTERIORES SECAS CON PENDIENTE < 6% | CLASE - 1 (1) |
| ZONAS INTERIORES SECAS CON PENDIENTE ≥ 6% | CLASE - 2 (2) |
| ZONAS INTERIORES HUMEDAS CON PENDIENTE < 6% (TERRAZAS CUBIERTAS, BAÑOS) | CLASE - 2 (2) |
| ZONAS INTERIORES HUMEDAS CON PENDIENTE ≥ 6% (TERRAZAS CUBIERTAS) | CLASE - 3 (3) |
| ZONAS EXTERIORES, GARAJES Y PISCINAS | CLASE - 3 (3) |




PLANTA BAJA




PLANTA ALTA


CUBIERTA

CL ACEBO
CAMELIA
CL ROBLEDO
ESPIGA
CALLE
ESPIGA
CL FIRMAMENTO
CALLE FLORENCIA
AFARCAMIENTO
CAMINO
ESTE