

**Ref.-ID: MIBGR5310508**

**Benahavís**

**Участок**

**Коммунальные: 288 EUR / год**

**ИБИ: 78 EUR / год**



**1042 m2**

Nestled in the prestigious residential community of Puerto del Almendro in Benahavís, this 1,042 m2 residential plot enjoys a south west orientation and nature views, making it the ideal setting to create a bright villa with sun drenched terraces and spectacular sunsets in an atmosphere of complete tranquillity. Set along the Ronda Road A 397, within an established upscale area, the plot combines privacy with outstanding convenience. San Pedro de Alcántara is just 7 minutes away by car, Puerto Banús is 15 minutes away, and the Monte Halcones Shopping Centre, with restaurants, everyday services, a pharmacy and an El Corte Inglés supermarket, is only 5 minutes away. The area has the necessary infrastructure for water, electricity and telephone connections, making it easy to start your project. Planning regulations allow for a single family home over two levels with a maximum height of 6 metres and an estimated buildability of approximately 674 m2, offering excellent scope for a fully bespoke villa. For golf lovers, the plot is surrounded by renowned courses, with Los Arqueros Golf and Country Club, La Quinta Golf and Country Club, Real Club de Golf Guadalmina and El Higueral Golf all within less than 10 minutes by car. A perfect canvas for your project, nature, privacy and open view sunsets. The abbreviated information document is available to you. The price includes the agency fees and the corresponding VAT (payable by the seller). It does not include the buyer's costs: Property Transfer Tax (ITP) (general rate of 7%; reduced rates of 3.5%, 1.2% or 1% depending on the buyer's profile), Notary fees, Land Registry fees, and administrative handling fees. ALA

**ОРИЕНТАЦИЯ**

✓ Юго-запад

**меры безопасности**

✓ Сигнализация

**Климат-контроль**

✓ Центральное отопление

**Коммунальные услуги**

✓ Питьевая вода

**Особенности**

✓ Деревянные полы

**Мебель**

✓ Без мебели

















