

Land in El Madroñal

Reference: R5431321



Bedrooms: by request
Status: Sale

Bathrooms: by request
Property Type: Land

M² Build size:
Parking places: by request

Price: 2,300,000 €
M² Plot Size: 6,310





Overview: Located in the prestigious and sought-after Development Unit 4 of "El Madroñal" (Benahavís, Málaga), this is an exceptional residential investment opportunity in one of the safest, most private, and exclusive areas of the Costa del Sol. It is a spectacular 6,310.60 m² plot of land, with a feasibility study, basic project, and subdivision plan already designed to divide it into two independent plots that far exceed the minimum urban planning requirements for the area: Plot A: 3,162.40 m² Plot B: 3,148.20 m² The project design has been meticulously adapted to the topography of the land to guarantee spectacular views and strict compliance with Benahavís regulations: Parameter Detail Typology Detached Single-Family Home (Independent Villa) Maximum Buildability 0.20 m²/m² (Up to 629.65 m² built above ground per property) Proposed Project: Villas of 592.00 m² above ground (+ 360.00 m² basement/below ground) Occupancy: 13% in project (Maximum permitted: 15%) Configuration: Ground Floor + 1 (Maximum height of 8 meters) A contemporary, fluid concept perfectly integrated with the natural surroundings of El Madroñal. Basement (360 m²): Large private garage for several vehicles, utility rooms, restroom, private gym, and a spacious leisure/cinema/games area. Ground Floor: Large living-dining room connected to the exterior by floor-to-ceiling windows, designer kitchen with breakfast nook, professional office, and a guest bedroom suite. First Floor: Four spacious family bedrooms, all configured as Master Suites with en-suite bathrooms and private terraces. Rooftop Level: Technical area and a magnificent solarium to enjoy the sunsets and the Costa del Sol climate. Premium Outdoor Areas: Sunny terraces, covered porches, low-maintenance integrated landscaping, and a panoramic infinity pool.

Features: