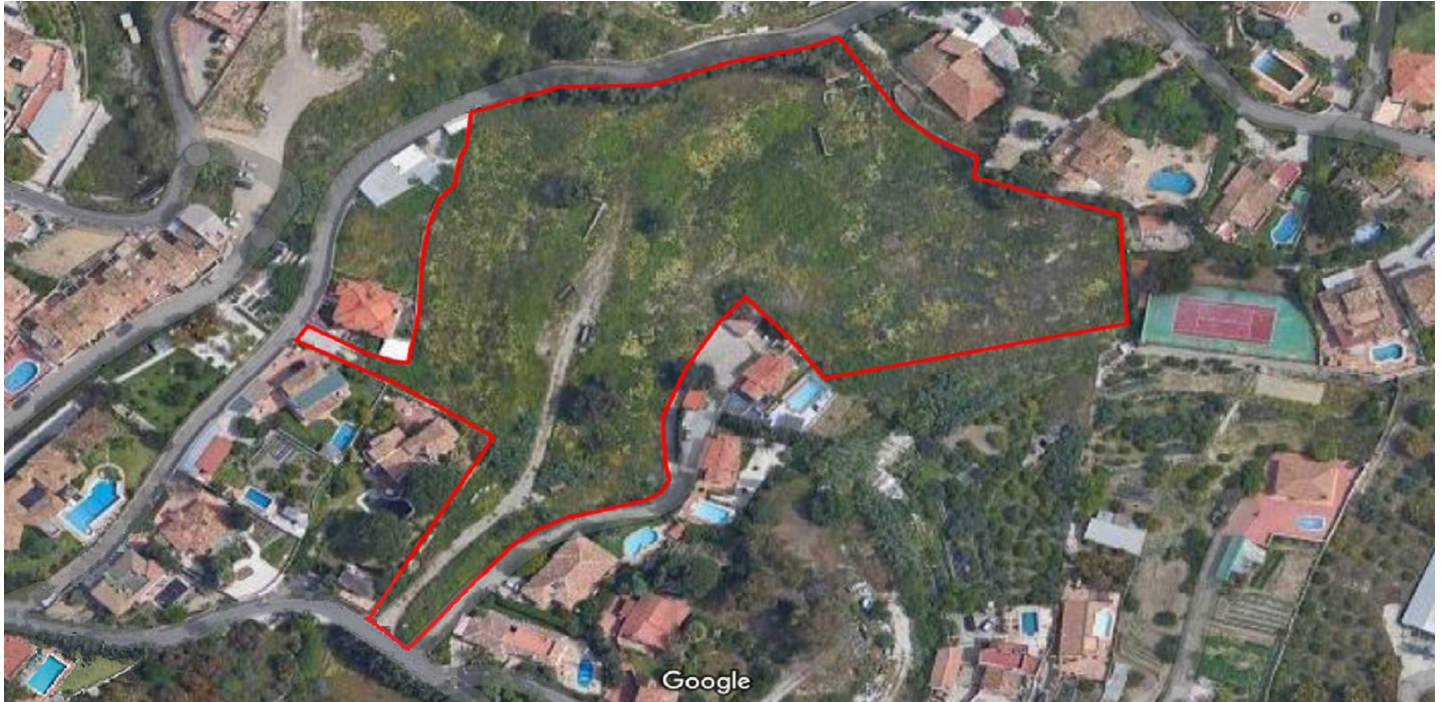




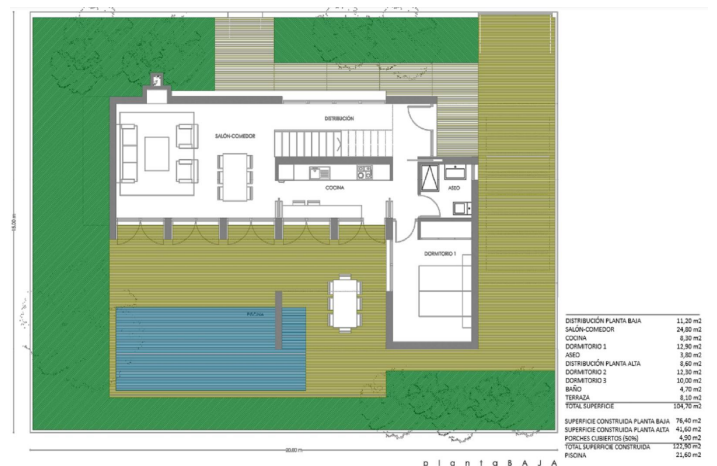
Residential Plot for sale in Benalmádena, Benalmádena

3,500,000 €

Reference: R5005372 Plot Size: 15,668m²



planta ALTA



planta BAJA

DISTRIBUCIÓN PLANTA BAJA	11,20 m ²
SALÓN-COMEDOR	24,80 m ²
COCHIN	6,30 m ²
DORMITORIO 1	11,50 m ²
ASEO	3,80 m ²
DISTRIBUCIÓN PLANTA ALTA	6,80 m ²
DORMITORIO 2	11,30 m ²
DORMITORIO 3	20,20 m ²
BAÑO	4,70 m ²
TERMINA	8,10 m ²
TOTAL SUPERFICIE	106,70 m ²
SUPERFICIE CONSTRUIDA PLANTA BAJA	76,40 m ²
SUPERFICIE CONSTRUIDA PLANTA ALTA	24,80 m ²
PORCHES CUBIERTOS (SOL)	4,50 m ²
TOTAL SUPERFICIE CONSTRUIDA	127,90 m ²
PRIMA	23,40 m ²



Costa del Sol, Benalmádena

Incredible plot for sale for single-family use, such as semi-detached or independent chalets, each property with the possibility of having a private pool and garage, at the same time the urbanization can have a community pool, two tennis courts and playgrounds for children.

All the houses would obtain a panoramic view of the Mediterranean. In turn, the land has a privileged location, being only 10 minutes walking to the center of Benalmádena town or 3 minutes by car, the nearest beach is only 5 minutes by car and in less than 20 minutes you reach to Malaga airport, it is also an area highly demanded by foreigners.

The features are as follows:

ID:

- Total area: 15,667.96 m²
- Building space: 3,290, 31 m²
- Number of houses: 20
- Average buildability: 0.21 m²/m²

Delivery area:

- Characteristic use: Single-family
- Typical use: 0.286 m²/m²

Weighting coefficients:

- Usage: Coefficient
- Single family: 1.00
- Town: 0.71

CONDITIONS OF USE:

- Actuation system: Compensation
- Detailed study: Compulsory
- Urbanization project: Compulsory

Transfers:

- Infrastructures: 0.00 m²
- Free spaces G: 0.00 m²
- Free spaces L: 190.70 m²
- Various: 3,322, 94 m²
- Total assignments: 3,513, 64 m² / 22.46%



Features:

Features

Covered Terrace
 Lift
 Private Terrace
 Satellite TV
 Storage Room
 Ensuite Bathroom
 Marble Flooring
 Double Glazing
 Fitted Wardrobes
 Solarium
 Gym
 Games Room
 Utility Room
 Sauna
 Bar
 Access for people with reduced mobility
 Jacuzzi
 Tennis Court
 Wood Flooring

Setting

Close To Golf
 Urbanisation
 Close To Sea
 Close To Shops
 Close To Schools
 Close To Forest

Furniture

Optional

Parking

Underground
 Garage
 Private
 Covered

Orientation

North
 East
 South
 West

Condition

New Construction

Garden

Communal
 Private
 Easy Maintenance
 Landscaped

Utilities

Electricity
 Drinkable Water
 Telephone
 Photovoltaic solar panels
 Gas
 Solar water heating

Views

Sea
 Mountain
 Panoramic
 Country
 Garden
 Pool
 Street
 Urban

Pool

Communal
 Room for Pool
 Private
 Children`s Pool

Security

Gated Complex

Category

Investment
 Off Plan
 With Planning Permission