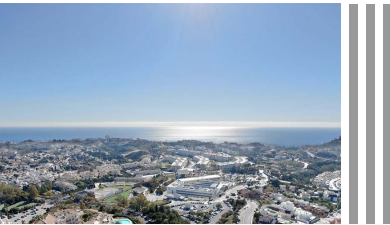


# ALL IN

## real estates



### Plot in Benalmadena

Bedrooms **0** Bathrooms **0** Built **0m2** Plot **3003m2**

**R4305496** **Plot** **Benalmadena** **780.000€**

Commercial urban plot of 3003 m<sup>2</sup> facing south, which offers demonstrable profitability. Privileged location, high density of homes located in high standing urbanizations. It has infographics of two preliminary projects: A restaurant and a shopping center. Zone with all services. Ideal plot for a project on the Costa del Sol. Spectacular views of the town of Benalmádena and the sea. No possibility of new construction that obstructs the views. Plot in height, on the A-368 road (immediate exit from the road). Technical details: Situation and surfaces: "3003 level m<sup>2</sup>, CO-1 and CO-2 constitute a single urban plot". Occupation: 35%. Buildable: 0.40 m<sup>2</sup>/m<sup>2</sup> (about 1,250m<sup>2</sup> of roof). Maximum height: Two floors. Setbacks: 3m of separation to boundaries. Holders of the boundaries: Linda to the north with a green area and Av. Rocas Blancas (OWNER: Benalmádena City Council); to the west with a green area and the A-368 highway (OWNER: Benalmádena City Council); to the south with the A-368 highway and Av. Rocas Blancas (OWNER: Benalmádena City Council); and to the east with the General System of Free Spaces and Av. Rocas Blancas (OWNER: Benalmádena City Council). Type of land: Direct urban land (Ordinance of commercial application). License: The license is direct (without the need to carry out a prior management study). Materials allowed: All, without limitations. Easements: None; Neither facilities, nor pipes, nor easements of lights, views, etc. Services and infrastructures: Completely consolidated urban land. It has all the urban services at the foot of the plot. Accesses: Rolled, paved and sidewalk. Derived

expenses: Expenses derived from the notary: €1,000 (Amount approx.). Registration fee in the Land Registry: €1,000 (approx. amount). Property Transfer Tax: €168,000 (It is settled by VAT). Area: Residential area of high standing developments, close to the iconic SPA Sensara, the &apos;Benalmádena Golf&apos; course and the Benalmádena hospital. 10 minutes from Puerto Marina (Puerto deportivo de Benalmádena). 15 minutes by car from the airport of Malaga – Costa del Sol (AGP). 5 minutes from the AP-7 motorway. Buses: M-103, M-126, M-126 100m from the entrance to the site.