



USO	PARCELA	SUPERFICIE (m2)	EDIFICABILIDAD (m2t/m2s)	TECHO EDIF (m2t)
PARCELA EDIFICABLE	P-1	7.824	0,20	1.564,8
PARCELA EDIFICABLE	P-2	5.777	0,20	1.155,4
PARCELA EDIFICABLE	P-3	5.716	0,20	1.143,2
PARCELA EDIFICABLE	P-4	5.880	0,20	1.176,0
PARCELA EDIFICABLE	P-5	5.733	0,20	1.146,6
PARCELA EDIFICABLE	P-6	5.752	0,20	1.150,4
PARCELA EDIFICABLE	P-7	5.657	0,20	1.131,4
PARCELA EDIFICABLE	P-8	5.599	0,20	1.119,8
PARCELA EDIFICABLE	P-9	5.579	0,20	1.115,8
ÁREAS LIBRES PÚBLICAS	P-ZV	7.578	—	—
INFRAESTRUCTURAS	CT	137	—	—
RED VIARIA	VIALES	1.020	—	—
TOTAL PARCELACION PROPUESTA		62.252		10.703,



Plot in El Madroñal

Bedrooms **0** Bathrooms **0** Built **0m2** Plot **54428m2**

R5387347 Plot **El Madroñal** **17.000.000€**

Set of 8 urban plots designated for residential use, classified as detached single-family housing. The group of plots, all adjacent to each other, is comprised of 8 undeveloped plots numbered 2-9. The plots are available either as a complete package or individually. There is also the possibility of further subdivision into plots with a minimum size of 2,600 m², potentially reaching a total of 20 plots. Some benefit from unobstructed sea views, while others offer partial views. Plot number 1, has an existing house built and has an individual price of 9.800.000€. If acquiring the entire package, the sale price for the group is €26,800,000, with a total surface area of 62,252 m². Alternatively, the set of undeveloped plots may be purchased for €17,000,000, with a combined area of 54,428 m², including green areas and roads. The plot sizes range between 5,579 m² and 7,824 m². Permitted height: two above-ground floors plus a basement. Maximum buildability for the set as per the attached table. The plots occupy a prime location only 15 minutes from the center of Benahavís, with excellent connections to Málaga Airport (50 minutes), Marbella Marina (12 minutes), and Marbella's beaches (16 minutes). Urban planning parameters: -Land classification: Non-sectorized urban land -Zoning: Residential -Execution Unit: Madroñal IV -Permitted use: Detached single-family dwelling -Maximum footprint: 15% -Buildability: 0.20 m²/m² -Minimum plot size: 2,600 m² -Maximum height: 2 floors / 8 meters Setback requirements: -Private boundaries: 6 meters -Public boundaries: 3 meters Basement: Permitted depending on the

plot's topography