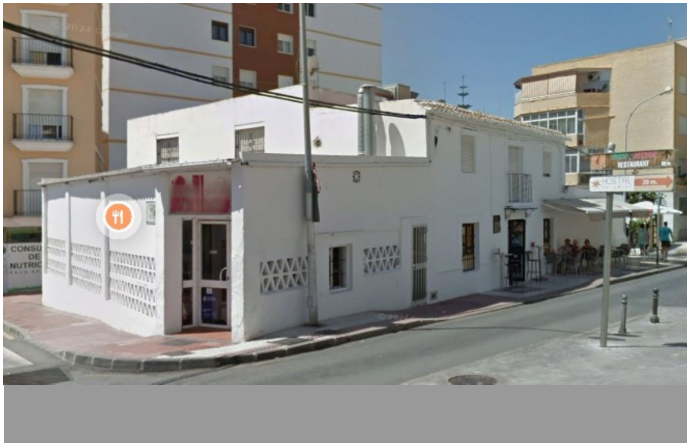


Residential Plot in Arroyo de la Miel

Bedrooms	0	Bathrooms	0	Built	243m2	Plot	393m2
R5448775	Residential Plot		Arroyo de la Miel		1.200.000€		

W-Home Costa del Sol presents an outstanding investment opportunity for developers and construction companies in one of Benalmádena's most sought-after residential locations. This consolidated urban plot, within the PA-SUC-UE-131 planning area, with Casco C-3-A zoning. It benefits from a valid Urban Planning Certificate and clearly defined building parameters, significantly reducing planning uncertainty and facilitating the development process. Located in the very centre of Arroyo de la Miel, the plot offers the opportunity to develop a modern residential project in a fully established urban environment, just a few minutes' walk from the Renfe commuter train station, surrounded by shops, restaurants, schools, healthcare facilities and all essential amenities. Urban Planning Specifications ? Classification: Consolidated Urban Land ? Urban Planning Zoning: Casco C-3-A ? Plot Size: 183 m² ? Maximum Buildable Area: 1,098 m² (gross floor area) ? Maximum Site Coverage: 100% ? Maximum Building Height: 19 metres ? Up to 6 storeys ? Maximum Building Depth: 20 metres ? Party-wall development (no setback requirements) ? Authorised enclosed cantilever from the first floor over Avenida ? Capacity to develop up to 11 residential units ? Residential use with commercial premises permitted on the ground floor, allowing for a variety of development concepts. Available Documentation The property is offered with: Valid Urban Planning Certificate. Urban planning and feasibility report. Existing approved development project, with the possibility of submitting an alternative design proposal to the

Town Hall. Technical documentation available to facilitate the developer's due diligence and feasibility assessment. A High-Potential Investment Opportunity One of the key advantages of this asset is that its development potential has already been established under the current planning regulations. The defined buildability allows developers to accurately assess the project's scope from the outset, reducing planning risk and streamlining technical and financial evaluations. The possibility of constructing up to 11 residential units, together with the option for commercial space on the ground floor, makes this an attractive opportunity for residential sales, long-term investment, or mixed-use development. Its strategic location in the centre of Arroyo de la Miel combines excellent transport connections with a vibrant urban environment. Málaga International Airport, Málaga city centre, beaches, golf courses, marinas and all the attractions of the Costa del Sol are easily accessible, making this an ideal location for both permanent residences and investment properties. Development opportunities of this calibre in such a central and established location are increasingly rare. Contact us today to request the full technical dossier, urban planning documentation, architectural information, or to arrange a site visit..