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Residential Plot in El Madroñal

Bedrooms	0	Bathrooms	0	Built	0m2	Plot	6310m2

R5431321 **Residential Plot** **El Madroñal** **2.300.000€**

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.