

# BROMLEY ESTATES

*Marbella*



## PLOT AND EXISTING, CERTIFIED STRUCTURE, WITH APPROVED LICENCE AND BREATHTAKING VIEWS IN MONTE MAYOR, BENAHAVIS.

📍 Benahavis

REF# BEMP109 €850,000

BEDS

0

BATHS

0

BUILT

0 m<sup>2</sup>

PLOT

2500 m<sup>2</sup>

PLEASE SEE REF. BEMV1262 – Plot and existing, certified structure, with approved licence and breathtaking views in Monte Mayor, Benahavis.

The plot is 2500m<sup>2</sup>, with approved plans for a house of 482m<sup>2</sup> and quote for architect and construction of 1.412.347€.

Meaning no long wait to obtain a license (sometimes up to 18 months) and start building your dream villa immediately.

Situated in a sheltered valley in the hills of the municipality of Benahavis, famous for its rural beauty and gastronomic delights, lies the spectacular Monte Mayor estate.

Commanding unparalleled views of the Mediterranean, Gibraltar and the African coastline, Monte Mayor enjoys a magnificent natural setting, surrounded by a dramatic mountain range, lush vegetation and brooks, yet is only a 15-minute drive from the coast and the popular resorts of Marbella and Puerto Banús.

Monte Mayor spans over 330 hectares of land, of which 54% remains a green belt zone, and therefore  
+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella,  
Malaga 29603

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unspoilt. The average plot size is approximately 3.000m<sup>2</sup> with a building volume of 12%. This low-density make-up means that the estate maintains its natural beauty and owners can enjoy the space and privacy they deserve. Offering an exclusive rural address with privacy, security and the most natural surroundings, Monte Mayor is a cut above the rest.

The villa to be constructed comprises of an underground parking for 4 cars, main floor with living area, indoor and outdoor pool, sauna, hammam, wine cellar and gym. The second floor with 4 on suite bedrooms, each with their private terrace and a solarium.

