



## RESIDENTIAL PLOT BEDROOMS BATHROOMS IN BENAHAVIS

📍 Benahavis

REF# R5310508 €549,000

BEDS

BATHS

BUILT

m<sup>2</sup>

PLOT

1042 m<sup>2</sup>

Nestled in the prestigious residential community of Puerto del Almendro in Benahavís, this 1,042 m<sup>2</sup> residential plot enjoys a south west orientation and nature views, making it the ideal setting to create a bright villa with sun drenched terraces and spectacular sunsets in an atmosphere of complete tranquillity.

Set along the Ronda Road A 397, within an established upscale area, the plot combines privacy with outstanding convenience. San Pedro de Alcántara is just 7 minutes away by car, Puerto Banús is 15 minutes away, and the Monte Halcones Shopping Centre, with restaurants, everyday services, a pharmacy and an El Corte Inglés supermarket, is only 5 minutes away.

The area has the necessary infrastructure for water, electricity and telephone connections, making it easy to start your project. Planning regulations allow for a single family home over two levels with a maximum height of 6 metres and an estimated buildability of approximately 674 m<sup>2</sup>, offering excellent scope for a fully bespoke villa.

For golf lovers, the plot is surrounded by renowned courses, with Los Arqueros Golf and Country Club, La



# BROMLEY ESTATES

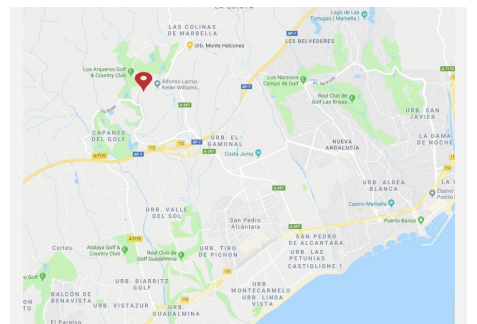
## *Marbella*

Quinta Golf and Country Club, Real Club de Golf Guadalmina and El Higueral Golf all within less than 10 minutes by car.

A perfect canvas for your project, nature, privacy and open view sunsets.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

ALA



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