

# BROMLEY ESTATES

*Marbella*



## PLOT BEDROOMS BATHROOMS IN BENALMADENA

📍 Benalmadena

REF# R5335660 €229,000

BEDS

BATHS

BUILT

PLOT

329 m<sup>2</sup>

329 m<sup>2</sup>

For sale: a unique investment plot located in one of the main industrial areas of Benalmádena / Arroyo de la Miel, offering excellent potential for commercial and industrial use.

Location:

- approx. 3 minutes to AP-7 motorway
- approx. 15 minutes to Málaga Airport
- well-established industrial zone with numerous businesses and warehouses
- close proximity to residential areas, restaurants, and services

This strategic location provides excellent logistics, as well as access to a strong local customer base – including both residents and professionals working in the area.

Zoning & Business Potential:

# BROMLEY ESTATES

*Marbella*

---

The plot is classified as Industrial/Commercial IC4, allowing for a wide range of business activities, including:

- production bakery (obrador)
- bakery with retail space
- pastry shop
- central kitchen / ghost kitchen (Glovo, Uber Eats, catering)
- warehouse

Building Parameters (according to the urban plan)

- Maximum plot occupancy: 100%
- Buildability: 1.5 m<sup>2</sup> per 1 m<sup>2</sup> of land
- Maximum number of floors: 2
- Maximum height: 10 meters
- Possibility of building 1 apartment for the business owner

Plot size: 329 m<sup>2</sup>

The plot allows the construction of a two-storey industrial building of approximately 493 m<sup>2</sup>, with a basement.