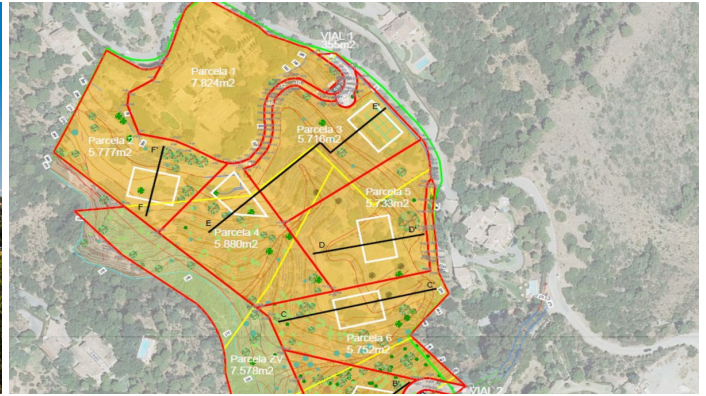
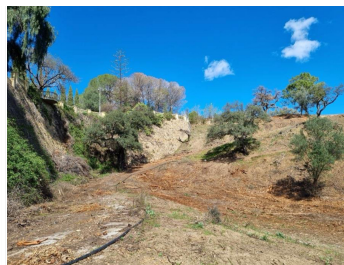
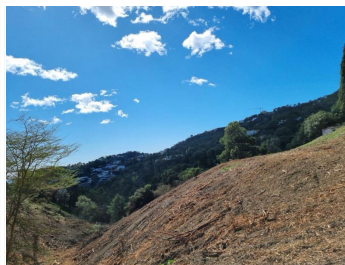


BROMLEY ESTATES

Marbella



USO	PARCELA	SUPERFICIE (m2)	EDIFICABILIDAD (m2/m2)	TECHO EDIFICABLE (m2)
PARCELA EDIFICABLE	P-1	7.824	0,20	1.564,80
PARCELA EDIFICABLE	P-2	5.777	0,20	1.155,40
PARCELA EDIFICABLE	P-3	5.776	0,20	1.145,20
PARCELA EDIFICABLE	P-4	5.880	0,20	1.176,00
PARCELA EDIFICABLE	P-5	5.733	0,20	1.146,60
PARCELA EDIFICABLE	P-6	5.752	0,20	1.150,40
PARCELA EDIFICABLE	P-7	5.657	0,20	1.131,40
PARCELA EDIFICABLE	P-8	5.599	0,20	1.119,80
PARCELA EDIFICABLE	P-9	5.579	0,20	1.115,80
AREAS LIBRES PUBLICAS	P-ZV	7.578	—	—
INFRAESTRUCTURAS	CT	137	—	—
RED VIARIA	VIALES	1.020	—	—
TOTAL PARCELACION PROPUESTA		62.252		10.703,40



PLOT BEDROOMS BATHROOMS IN EL MADROÑAL

📍 El Madroñal

REF# R5387347 €17,000,000

BEDS

BATHS

BUILT

PLOT

m²

54428 m²

Set of 8 urban plots designated for residential use, classified as detached single-family housing. The group of plots, all adjacent to each other, is comprised of 8 undeveloped plots numbered 2-9.

The plots are available either as a complete package or individually. There is also the possibility of further subdivision into plots with a minimum size of 2,600 m², potentially reaching a total of 20 plots. Some benefit from unobstructed sea views, while others offer partial views.

Plot number 1, has an existing house built and has an individual price of 9.800.000€.

If acquiring the entire package, the sale price for the group is €26,800,000, with a total surface area of 62,252 m². Alternatively, the set of undeveloped plots may be purchased for €17,000,000, with a combined area of 54,428 m², including green areas and roads.

The plot sizes range between 5,579 m² and 7,824 m². Permitted height: two above-ground floors plus a basement. Maximum buildability for the set as per the attached table.

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BROMLEY ESTATES

Marbella.

The plots occupy a prime location only 15 minutes from the center of Benahavís, with excellent connections to Málaga Airport (50 minutes), Marbella Marina (12 minutes), and Marbella's beaches (16 minutes).

Urban planning parameters:

- Land classification: Non-sectorized urban land
- Zoning: Residential
- Execution Unit: Madroñal IV
- Permitted use: Detached single-family dwelling
- Maximum footprint: 15%
- Buildability: 0.20 m²/m²
- Minimum plot size: 2,600 m²
- Maximum height: 2 floors / 8 meters

Setback requirements:

- Private boundaries: 6 meters
- Public boundaries: 3 meters

Basement: Permitted depending on the plot's topography