



## PLOT BEDROOMS BATHROOMS IN BENALMADENA COSTA

📍 Benalmadena Costa

REF# R5400667 €750,000

BEDS

BATHS

BUILT

m<sup>2</sup>

PLOT

755 m<sup>2</sup>

TERRACE

544 m<sup>2</sup>

### ???? PLOT FOR SALE WITH BUILDING LICENSE FOR A CONTEMPORARY LUXURY VILLA

An exceptional opportunity for investors or end-users looking to start building immediately. This prime plot is offered with a contemporary design villa project and a building license expected to be granted within approximately two months. The projected property has been meticulously designed to maximize comfort, spaciousness, and a seamless indoor-outdoor flow to enjoy the Mediterranean lifestyle.

The planned villa features a total built area of 375.76 m<sup>2</sup> distributed over three levels, complemented by extensive terraces and a spectacular private swimming pool.

### ???? KEY PROJECT FEATURES

Property Type: Detached villa with modern architecture.

Built Area: 375.76 m<sup>2</sup>.

Layout: 5 bedrooms, 4 full bathrooms, and 1 guest toilet.

Living Area: Spacious 30 m2 living room connected to an open-concept kitchen-dining area of nearly 37 m2.

Master Suite: Features a private walk-in closet and en-suite bathroom.

Exteriores: Private swimming pool (43.20 m2 water surface) and over 230 m2 of covered and uncovered terraces.

Parking & Storage: Private multi-car garage, storage room, independent laundry room, and utility/technical rooms.

### ???? FLOOR PLAN DISTRIBUTION

#### ???? Basement Level

Multi-car private garage.

Technical, utility, and machinery rooms.

Additional storage and auxiliary spaces.

#### ???? Main Floor (Living & Guest Area)

Elegant entrance hall.

Spacious living room and a fluid, open-plan kitchen and dining area.

1 Guest Bedroom complete with a walk-in closet and en-suite bathroom.

Independent laundry room and a guest toilet.

Direct access to expansive covered and uncovered terraces leading out to the pool area.

#### ???? First Floor (Rest & Night Area)

4 Additional Bedrooms (including the spectacular master suite with its own walk-in closet and en-suite bathroom).

2 additional full bathrooms.

Direct access from the bedrooms to a large, private panoramic terrace.

### ???? INVESTMENT ADVANTAGES

?? Fast-Track Timeline: Building license expected within approximately two months, minimizing standard waiting periods.

????? Immediate Start: Construction can begin in the coming months.

???? Cost & Time Efficiency: Significant savings on administrative costs, architectural fees, and planning approval phases.

???? High Market Demand: Contemporary luxury design, highly sought-after in the current premium market.

???? Versatile Opportunity: Perfect as a high-end permanent residence or as a lucrative asset for institutional/private investment.

A unique opportunity to acquire a prime plot with an exclusive, pre-approved project ready to become a reality.

### ?? LEGAL & FISCAL INFORMATION

Agency Fees: Please note that our real estate agency fees are already included in the sale price, so you will not incur any additional charges for property management or advisory services.

Purchase Costs: In compliance with the Decree of the Junta de Andalucía 218/2005 of October 11th, clients are informed that notary fees, property registry fees, Transfer Tax (ITP) or VAT, and other expenses inherent to the sale are not included in the price.

Disclaimer: The information provided is for guidance purposes only, is non-binding, and holds no contractual value. This information may have undergone modifications that are not yet incorporated. We advise you to contact us to confirm the latest details and verify the specifications listed here.