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## Land

El Madroñal



Rooms: 0

Bathrooms: 0

M<sup>2</sup>: 0

Price: 680,000 €

Status: Sale

Property Type: Land

Reference: R4285543

Publish date: 14.01.24

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**Overview:** BEST DEAL IN EL MADROÑAL: Large double plot with frontal views of the mountains and the gardens of several luxury villas in El Madroñal. In fact, these are two independent plots (registry and cadastral) with 3,213 m<sup>2</sup> and 2,556 m<sup>2</sup> respectively, with the possibility of executing two projects for independent Villas, both having independent accesses through two streets at different heights. The Madroñal urbanization is located in the municipality of Benahavís, this being one of the most exclusive and sought-after urbanizations on the Costa del Sol, along with La Zagaleta, La Reserva de Alcuçcuz, Marbella Club Golf, Montemayor, etc. Access is very convenient via the Ronda Highway, with a 15-minute drive to Puerto Banús and 20 minutes to Marbella. The urbanization also stands out for its large green areas and its wonderful views of the mountains and the Mediterranean Sea. The main orientation of the plots is southwest with views of the mountains and direct sun from noon to sunset. According to the Benahavís General Urban Planning Plan, the minimum plot for the construction of a villa is 2,600 m<sup>2</sup>, the maximum buildable area and occupancy are 0.60 m<sup>3</sup>/m<sup>2</sup> and 20% respectively.

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Features:

None, None