



Opportunity! Building plot for sale with beautiful sea views in Benahavis - Marbella

Marbella Area

🏠 Plot 📏 Plot 2005 m² 🖨️ - 📄 - 🛏️ - 📶 - # Ref. 136605

💰 850.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

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New to the market. Investment opportunity for quick decision makers!

Today good building plots have become a scarce commodity on the Costa del Sol. There were already not many building plots available over the last few years and the plots of land that were still available have now been largely purchased by private individuals or mostly project developers.

The demand for new modern villas still exceeds the supply.

It is therefore with joy and pride that we can offer you this beautiful plot that has just been put on the market for sale.

THE PLOT:

Located in a golf district in Benahavis, between Marbella and Estepona, about a 5 minutes' drive from the nearest amenities and the beach and less than 10 minutes from San Pedro, Puerto Banus and Estepona city.

The plot is slightly sloping.

The villa can be built south-east, south or south-west oriented.

It offers **beautiful unobstructed views of the Mediterranean Sea and the Strait of Gibraltar.**

Classification: residential building plot for 1 detached villa.

Surface: 2.005m²

Buildable: 0.27m² / m²

Maximum buildable surface area: 25%

Maximum height: 2 storeys (7 meters up to the roof gutter). Basement possible.

Distance to the boundary: min. 3 meters

The maximum buildable floor area is therefore approximately 540m² over 2 levels. Expandable with a basement that has daylight.

Given that this territory is Benahavis, a building permit once you have submitted the building plans is only a matter of a few weeks. (this is in contrast to Marbella where the 1986 zoning plan still applies and the waiting time can go up to 2 years).

FOR COMPARISON, RECENTLY SOLD VILLAS:

A villa in Andalusian style with much less sea view located in the same district is sold for +/- 2.2 million and a new modern villa in the same street for +/- 2.6 million. Both have a plot of 2.000m².

Another new modern villa in the same street but on a 1500m² lot that is less well located is for sale at almost 3 million euros.

Costas & Casas works together with a renowned architectural firm and can, if desired, supervise and coordinate the entire construction process.

<https://www.costas-casas.com/our-services/architect-marbella>

<https://www.costas-casas.com/our-services/building-marbella>

For investors: we would be pleased to produce a brief feasibility study,.... showing attractive but realistic projected returns of approx.40 %.



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