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Violett Realty

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■■■■■■■ ■ El Madroñal, Benahavis

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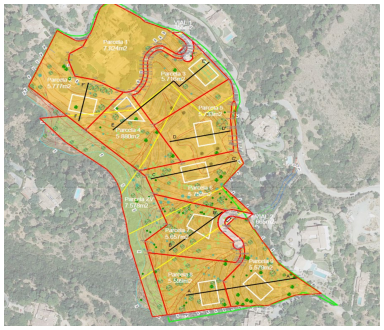
M²: 54 428

■■■■■■: ■■ ■■■■■■■■

■■■■■: 17 000 000 €

■■■■■ ■■■■■■■ : 3rd ■■■■■ 2026



USO	PARCELA	SUPERFICIE (m2)	EDIFICABILIDAD (m2t/m2s)	TECHO EDIFICABLE (m2t)
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	5.716	0,20	1.143,20
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**

[redacted]: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.

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

[redacted]: