+34 604 489 646
info@luxury-realty.com
luxury-realty.com



BENALMADENA

199,000 €

REFERENCE R5335660

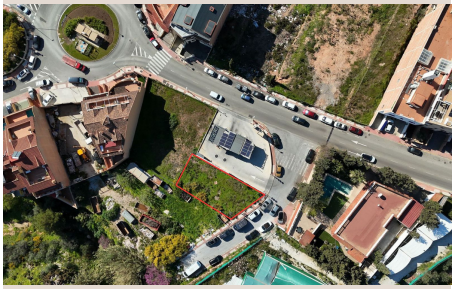
Exceptional Industrial & Commercial Investment Plot in Prime Benalmádena, Southern Spain – A Luxury Realty Opportunity

329 m²

BUILT

329 m²

PLOT







This is just a visualization. There are no buildings on the plot.

Description

Exceptional Industrial & Commercial Investment Plot in Prime Benalmádena, Southern Spain – A Luxury Realty Opportunity

Luxury Realty proudly presents an unparalleled industrial and commercial plot in one of Benalmádena's most vibrant industrial areas. This strategic gateway offers significant growth and operational excellence, perfectly positioned for diverse ventures in flourishing Southern Spain. A rare offering, it provides a robust foundation for enduring success and substantial returns.

Strategic Location: The Epicenter of Opportunity

This plot is strategically positioned within Arroyo de la Miel, Benalmádena, a gem on the Costa del Sol, Southern Spain. Renowned for its tourism and robust economy, Benalmádena offers an ideal setting for industrial and commercial ventures, providing unparalleled advantages for logistics, accessibility, and market reach.

Key Connectivity & Market Access:

- **Motorway Access:** Approximately 3 minutes to the AP-7 motorway, connecting Benalmádena to major economic hubs across Andalusia, optimizing supply chain.
- **International Gateway:** Málaga Airport (AGP) is merely 15 minutes away, invaluable for global trade and business travel.
- **Established Industrial Hub:** Embedded within a thriving industrial zone, surrounded by numerous businesses and warehouses, fostering synergy and a skilled workforce.
- **Proximity to Market & Services:** Located near dense residential areas, diverse restaurants, and essential services, ensuring a local customer base and convenient employee amenities.

This confluence grants excellent logistics and direct access to a strong local customer base, designed for growth and profitability.

Unleash Diverse Potential: Industrial/Commercial IC4 Zoning

The plot’s value is amplified by its advantageous Industrial/Commercial IC4 classification. This versatile zoning is a cornerstone for entrepreneurial flexibility, permitting an exceptionally wide array of business activities, adaptable to numerous market demands and innovative concepts. It serves as a canvas for diverse and ambitious business models.

Permitted Business Activities Include:

- **Production Bakery (Obrador):** Capitalize on demand for artisanal goods with excellent distribution.
- **Bakery with Retail Space:** Combine production efficiency with direct consumer sales due to high visibility.
- **Pastry Shop:** Cater to a discerning market, leveraging an on-site central production facility.
- **Central/Ghost Kitchen:** Position your food service business at the forefront of digital delivery, optimized for rapid distribution via platforms like Glovo and Uber Eats.

- **Warehouse & Distribution Hub:** Fulfill essential storage and logistical needs, perfect for a modern warehouse supporting e-commerce or regional distribution.

This comprehensive zoning ensures your investment is future-proof, allowing for adaptation and diversification as market trends evolve, providing maximum utility and return on investment.

Unrivalled Development Potential & Building Parameters

This plot presents exceptional development potential, designed to maximize your operational footprint. The urban plan offers highly favourable building parameters, enabling a substantial and functional facility:

Key Building Specifications:

- **Maximum Plot Occupancy: 100%** – Utilize every square meter for construction, maximizing operational space and efficiency.
- **Buildability: 1.5 m² per 1 m² of land** – A remarkable ratio. With 329 m², this permits an impressive total buildable area of approximately 493 m².
- **Maximum Floors: 2** – Multi-story construction maximizes usable space, ideal for separating production, storage, office, or retail.
- **Maximum Height: 10 meters** – Generous vertical space for high-bay warehousing, specialized machinery, or spacious environments.
- **Owner's Apartment Possibility:** A rare and attractive feature, allowing for 1 apartment for the business owner, providing an unparalleled live-work setup.

The 329 m² plot allows for a two-storey industrial building of approximately 493 m², with potential for a basement, significantly increasing usable area without impacting the ground-level footprint. This flexibility and buildability are truly unique in such a prime location.

A Premier Investment for Discerning Buyers with Luxury Realty

This industrial and commercial plot in Benalmádena, Southern Spain, is more than land; it is a strategic asset offering an unparalleled blend of location, flexibility, and growth potential. For discerning investors and businesses looking to establish a robust footprint or expand operations in a thriving economic region, this opportunity is truly exceptional. Its strategic connectivity, adaptable zoning, and generous building allowances present a foundation for sustained profitability and long-term value appreciation.

Luxury Realty specializes in identifying and presenting opportunities that stand apart. We invite serious inquiries to explore how this prime Benalmádena plot can serve as the cornerstone of your next successful venture.

Details

Reference	R5335660	Property Type	Land

Status	Sale	Price	199,000 €
Bedrooms	by request	Bathrooms	by request
Build size	329 m²	Plot Size	329 m²
Terrace	–	Parking places	by request

Features

Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella