

BENALMADENA

4,000,000 €

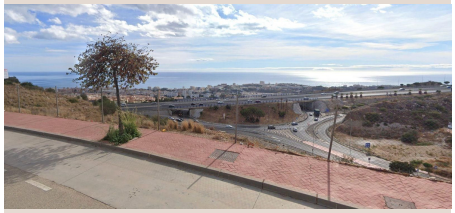
REFERENCE R5396632

Unrivaled Opportunity: Prestigious Development Land in Benalmádena's Santangelo Norte – The Jewel of the Costa del Sol

6,000 m²

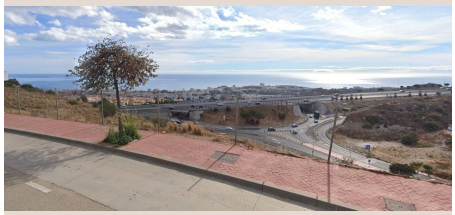
PLOT











Description

Luxury Realty proudly presents an extraordinary investment proposition: a prime development plot situated in Santangelo Norte, one of the most coveted and rapidly evolving areas along Spain's illustrious Costa del Sol. This isn't merely land; it's a blank canvas awaiting the creation of a landmark residential and commercial masterpiece, designed for discerning investors and developers who seek unparalleled potential in Southern Spain's most dynamic market.

Nestled in the heart of Benalmádena, a vibrant and internationally acclaimed municipality in the province of Málaga, this location offers an exquisite blend of Mediterranean charm, sophisticated amenities, and breathtaking natural beauty. Benalmádena is synonymous with an aspirational lifestyle, boasting sun-drenched beaches, world-class marinas, and a rich cultural tapestry, making it a magnet for high-net-worth individuals and families seeking an idyllic European haven.

The Location: Santangelo Norte – A Coveted Address on the Costa del Sol

Santangelo Norte has emerged as Benalmádena's most prestigious growth corridor, a strategically superior enclave known for its elevated positions offering panoramic views of the Mediterranean Sea and the surrounding verdant landscapes. This area perfectly balances serene residential living with immediate access to urban conveniences, making it exceptionally attractive for luxury developments.

Benalmádena, as a whole, epitomizes the allure of Southern Spain. Its unique character is defined by three distinct nuclei: Benalmádena Pueblo, a charming traditional Andalusian village; Benalmádena Costa, with its vibrant promenade, award-winning Puerto Marina, and golden beaches; and Arroyo de la Miel, a bustling commercial and residential hub. This diversity caters to every lifestyle, from tranquil retreats to energetic urban experiences, all under the glorious Andalusian sun. Its position on the Costa del Sol ensures a constant influx of international residents and tourists, underpinning a robust and ever-growing property market.

The Vision: A Canvas for Exceptional Residential & Commercial Development

Impeccable Plot Specifications for Ambitious Projects

This exceptional 6,000 m² plot is presented as fully urbanized development land, a crucial advantage that mitigates initial delays and allows for immediate project commencement. Its designation for both residential and commercial use offers unparalleled flexibility, enabling a mixed-use development that caters to modern market demands for integrated living and convenience.

The detailed specifications underscore the remarkable potential of this site:

- **Plot Size:** A generous 6,000 m², providing ample space for comprehensive planning and design.
- **Building Ratio:** An impressive 0.9045 m²t/m²s, allowing for substantial construction.
- **Buildable Area:** A significant 5,427.24 m²t, offering vast possibilities for diverse architectural schemes.
- **Maximum Occupancy:** 70%, ensuring efficient use of the land while preserving green spaces and design flexibility.
- **Estimated Development:** Projections indicate the potential for approximately 54 high-end apartments (Ground Floor + 2 levels), complemented by a premium commercial unit, creating a self-sufficient and attractive community.

Unparalleled Connectivity and Infrastructure

Strategic location is paramount, and this plot excels. It boasts direct access to the A-7 motorway, the principal artery connecting all major towns along the Costa del Sol. This ensures effortless commutes and accessibility. Furthermore, its proximity to Málaga International Airport (just 15 minutes away) places it within easy reach for international investors and residents, facilitating global connectivity.

The plot benefits from outstanding transport links to Málaga city, a burgeoning cultural and economic hub, and the glamorous Marbella, world-renowned for its luxury lifestyle. This unparalleled connectivity positions the development as an ideal choice for those seeking convenience without compromising on exclusivity. Furthermore, the site is fully equipped with essential modern infrastructure, including reliable electricity supply, potable water, and a robust sewage system, ensuring a seamless development process and immediate habitability for future residents.

The Lifestyle: Surrounded by Excellence

Investing in Santangelo Norte means investing in a lifestyle of unparalleled convenience and luxury. The area is enveloped by an array of world-class amenities designed to cater to the most discerning individuals:

- **Education:** Proximity to prestigious national and international schools, offering exceptional educational opportunities for families.
- **Healthcare:** Access to state-of-the-art private hospitals and clinics within a 10 km radius, ensuring peace of mind regarding health and well-being.
- **Shopping & Dining:** A wealth of upscale shopping centers, gourmet supermarkets, and exquisite restaurants are just moments away, providing endless options for retail therapy and culinary delights.
- **Leisure & Recreation:** The stunning beaches of Benalmádena, vibrant marinas, and diverse leisure areas are merely minutes from the site, offering opportunities for sailing, water sports, golf, and relaxation by the Mediterranean Sea.

The Investment: Strategic Advantage in a Thriving Market

A Market Poised for Continued Growth

Santangelo Norte is not just a location; it's a proven investment destination. The market overview reveals a compelling narrative of sustained growth and robust demand. Over the last five years, this area has recorded an impressive approximately 15% market growth, testament to its increasing desirability and investment appeal. This upward trajectory is fueled by a potent combination of strong national and international demand for quality residential properties on the Costa del Sol, coupled with the ever-decreasing availability of prime, fully urbanized development land.

This scarcity creates a unique window of opportunity, positioning this plot as an outstanding investment. The region's enduring popularity among expatriates, luxury second-home buyers, and discerning investors guarantees a sustained interest in high-quality developments, making future sales and rentals highly promising.

Robust Financial Projections for Astute Investors

A comprehensive financial analysis underscores the extraordinary profitability of this opportunity. Investors can anticipate an estimated Return on Investment (ROI) ranging between a robust 20% and 30% over a 5-year period. This attractive projection is underpinned by several key factors:

- **Strong Residential Demand:** A consistent and growing demand for modern, high-quality residential units in Benalmádena, particularly in prestigious areas like Santangelo Norte.

- **Excellent Appreciation Potential:** The continuous urban and tourism development across the Costa del Sol acts as a powerful catalyst for property value appreciation, ensuring capital growth.

- **Market Scarcity:** The limited availability of prime development plots in such a sought-after location naturally drives up value and ensures competitive pricing for finished units.

Seize This Premier Opportunity

This prime development land in Santangelo Norte, Benalmádena, represents an ideal, strategic opportunity for astute developers and investors. It is an invitation to create a high-value residential project, potentially incorporating a premium commercial component, in one of Málaga's fastest-growing and most desirable areas. With its unparalleled location, robust infrastructure, proximity to luxury amenities, and compelling financial projections, this plot is more than just an acquisition – it's an opportunity to shape the future of luxury living on the Southern Spanish coast. Contact Luxury Realty today to explore how you can unlock the full potential of this exceptional offering.

Details

Reference	R5396632	Property Type	Land
Status	Sale	Price	4,000,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	6,000 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views