

EL MADROÑAL

2,300,000 €

REFERENCE R5431321

An Unparalleled Investment Opportunity in El Madroñal: Craft Your Dream Estate on the Costa del Sol

6,310 m²

PLOT













Description

Luxury Realty proudly presents an exceptional investment and lifestyle opportunity within Development Unit 4 of "El Madroñal," nestled in the picturesque hills of Benahavís, Málaga. This is more than a property; it's a gateway to owning a piece of paradise in one of Southern Spain's most exclusive, secure, and private enclaves on the glorious Costa del Sol. For discerning investors and those seeking the pinnacle of Mediterranean living, this offering represents a unique chance to realize bespoke residential dreams.

Imagine the possibilities afforded by a spectacular land parcel spanning 6,310.60 m². What sets this opportunity apart is the meticulous preparatory work already completed: a comprehensive feasibility study, a visionary basic project, and a detailed subdivision plan are designed for immediate implementation. This forward-thinking approach allows for the creation of two magnificent, independent plots, each far exceeding the minimum urban planning requirements for this prestigious area.

Specifically, the proposed subdivision delineates:

Plot A: A generous 3,162.40 m²

Plot B: A substantial 3,148.20 m²

This intelligent partitioning optimizes the land's potential, offering immense flexibility for future development, whether building two luxurious residences, developing one and selling the other, or safeguarding a significant asset in a prime location. Each plot promises an expansive canvas for architectural brilliance.

The proposed project design has been conceived with exquisite sensibility, meticulously adapting to the natural topography of the land. This ensures strict compliance with Benahavís' rigorous urban planning regulations and, crucially, guarantees breathtaking, unobstructed panoramic views from every vantage point. The commitment to integrating seamlessly with El Madroñal's natural beauty defines the essence of this development, offering a contemporary, fluid concept that champions spaciousness, natural light, and a seamless connection between sophisticated interiors and the captivating Mediterranean landscape.

The urbanistic parameters underscore the premium nature of this offering:

Typology: Exclusive Detached Single-Family Home (Independent Villa)

Maximum Buildability: A generous 0.20 m²/m², allowing up to 629.65 m² of built area above ground per property, providing ample scope for expansive, luxurious homes.

Proposed Project: Envision grand villas each spanning 592.00 m² above ground, complemented by an additional 360.00 m² of versatile basement/below-ground space.

Occupancy: A thoughtfully planned 13% in the project, well below the maximum permitted 15%, ensuring abundant green space and privacy.

Configuration: Two storeys (Ground Floor + 1), adhering to an elegant maximum height of 8 meters.

Each proposed villa promises an unparalleled living experience, meticulously designed across multiple levels:

The Basement Level, a generous 360 m², is conceived as a dedicated lifestyle hub. It features an expansive private garage for several vehicles, comprehensive utility rooms, a stylish restroom, and a private, state-of-the-art gymnasium. This level also boasts a vast, versatile leisure area, perfect for a sophisticated home cinema, a vibrant games room, or an exclusive entertainment lounge.

Ascending to the Ground Floor, residents are greeted by a magnificent open-plan living-dining room. This grand space effortlessly connects to the exterior through dramatic floor-to-ceiling windows, inviting natural light and stunning views indoors. A bespoke designer kitchen, complete with a breakfast nook, forms the heart of the home. This level also thoughtfully includes a professional home office and a luxurious guest bedroom suite.

The First Floor is dedicated to rest and rejuvenation, featuring four exquisite family bedrooms. Each is configured as a lavish Master Suite, complete with its own opulent en-suite bathroom and a private terrace. These personal sanctuaries offer intimate

outdoor spaces to enjoy the mild climate and panoramic vistas, providing unparalleled privacy and luxury.

Finally, the Rooftop Level crowns the villa with a discreet technical area and a truly magnificent solarium. This elevated oasis is designed for ultimate relaxation and entertainment, offering the perfect setting to bask in the glorious Costa del Sol sunshine and witness spectacular sunsets that paint the horizon in vibrant hues, creating unforgettable moments against a backdrop of unparalleled beauty.

Beyond the impressive interiors, the Premium Outdoor Areas are crafted as an extension of luxurious indoor living. These spaces include sun-drenched terraces, elegant covered porches for al fresco dining, and low-maintenance integrated landscaping harmonizing with the natural environment. The crowning jewel is a stunning panoramic infinity pool, appearing to merge with the horizon, offering refreshing dips with awe-inspiring views. This outdoor haven ensures a lifestyle of leisure, comfort, and sophisticated entertainment.

This offering in El Madroñal, Benahavís, transcends a simple land purchase; it is an invitation to secure a significant investment in one of Europe's most desirable locations. It provides the canvas upon which to build not just a home, but a legacy, promising a life of unparalleled luxury, privacy, and natural beauty on the sun-kissed shores of Southern Spain. Discover the true meaning of exclusive Mediterranean living.

Details

Reference	R5431321	Property Type	Land
Status	Sale	Price	2,300,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	6,310 m²
Terrace	–	Parking places	by request