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BENALMADENA COSTA

# ■■■■■ ■ Benalmadena Costa

745 000 €

■■■■■■■■■ R5544934

| 2 | 4 | 136 m² | 1 000 m² |
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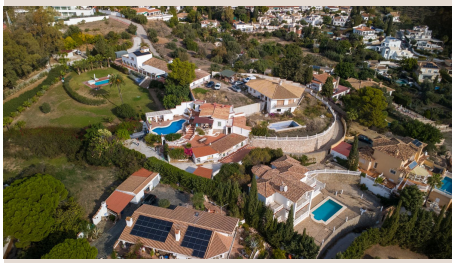







## [redacted]

Investment Opportunity with Panoramic Sea Views and a 1,000 m² Plot – Moments from Benalmádena Pueblo Some properties are all about the house. This one is all about the location, the views and the opportunity. Situated in Parque San Alfonso, one of Benalmádena's sought-after residential areas, and just minutes from the charming whitewashed village of Benalmádena Pueblo, this exceptional 1,000 m² plot enjoys breathtaking panoramic views across the Mediterranean. South- and west-facing, the plot benefits from sunshine throughout the day and spectacular sunsets over the sea. Generous in size and offering excellent privacy, it presents an exciting opportunity for investors, developers or anyone looking to create a bespoke home in a privileged Costa del Sol setting. Whether your vision is to completely renovate the existing property, create a contemporary luxury villa or develop a private Mediterranean retreat with landscaped gardens, generous terraces and stunning outdoor living spaces, the possibilities are certainly worth exploring. Development Potential An independent architect has already inspected the property and prepared a comprehensive technical report, providing valuable insight into its potential. According to the applicable planning parameters for the area, the plot has an indicated buildability coefficient of 0.27 m² per m², potentially allowing approximately 270 m² of built area over a maximum of two floors. This offers an exciting starting point for a renovation or redevelopment project, subject to the relevant planning permissions, licences and final approval from Benalmádena Town Hall. Existing Property The property currently comprises: Main Residence Single-level layout. Spacious living room. Kitchen. Double bedroom with dressing room. Four bathrooms. Independent Guest Studio Separate private entrance. Kitchen. Living and dining area. Double bedroom. Bathroom. Outside Areas and Additional Features Private 44 m² swimming pool. Covered barbecue porch with its own bathroom. Additional storage facilities. Garage on the lower level, ready to be completed. Dating from the early 1980s, the existing house requires a comprehensive renovation, giving the new owner the opportunity to rethink the layout, modernise the accommodation and maximise the property's exceptional position and views. An Exceptional Location Benalmádena Pueblo is just minutes away, offering traditional Andalusian charm, beautiful plazas, local restaurants and a relaxed village atmosphere. The beaches, Benalmádena Marina, golf courses and Málaga International Airport are all within convenient reach. It is a location that combines the peace and privacy of hillside living with easy access to everything the Costa del Sol has to offer. The Opportunity Properties offering a 1,000 m² plot, panoramic Mediterranean views and this proximity to Benalmádena Pueblo are increasingly difficult to find. Whether you are an investor seeking your next project, a developer looking for an attractive opportunity or a private buyer wishing to create a unique home, this property deserves your attention. A rare opportunity to unlock the potential of an exceptional plot in one of Benalmádena's most desirable residential locations. Important: ■All ■development ■and ■construction possibilities ■are ■indicative ■and ■subject ■to verification ■of ■the applicable ■planning ■regulations, technical ■feasibility ■and ■obtaining ■the necessary approvals ■and ■licences ■from ■Benalmádena ■Town ■Hall.

## [redacted]

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| [redacted] | R5544934 | [redacted] | [redacted] |
| [redacted] | [redacted] | [redacted] | 745 000 € |
| [redacted] | 2 | [redacted] | 4 |
| [redacted] | 136 m² | [redacted] | 1 000 m² |
| [redacted] | – | [redacted] | [redacted] |

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