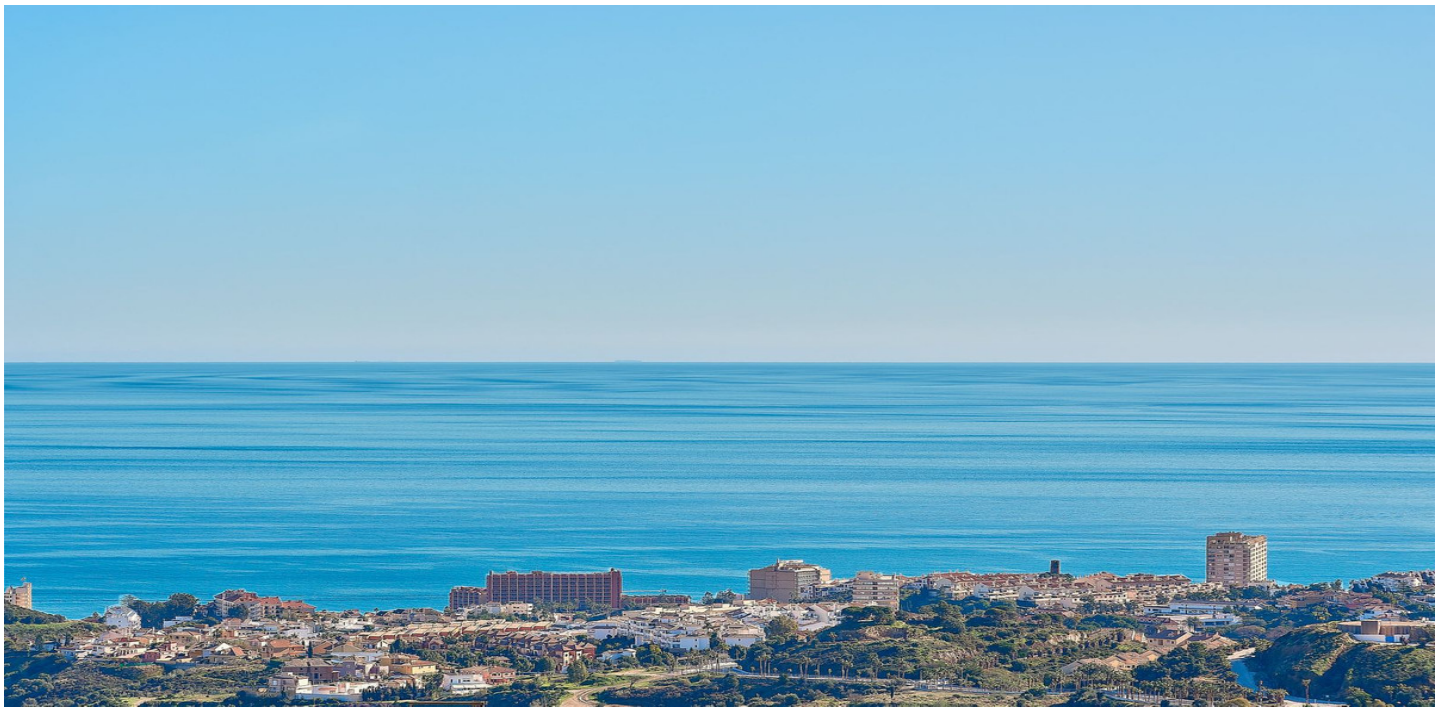
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Residential Plot for sale in Benalmádena, Benalmádena

3,800,000 €

Reference: R4870669 **Plot Size:** 4,420m^2







Costa del Sol, Benalmádena

Final plot with frontal and panoramic sea views, adjacent to the golf course in Benalmádena.
Plot area of 4,420 m² with a buildable area of 3,010 m², allowing for a total of 31 housing units.
Typology: Multi-family, single-family detached, terraced, and semi-detached houses.

Urban planning regulations for the plot:
Article 125. Buildable land.

Depending on the characteristics of the area, one of the following two criteria is applied: Minimum plot size indicated in the specific ordinance.
Buildable land conditions, which, unless specified otherwise by the specific ordinances, will be as follows:
a) Minimum facade length: 5.50 m
b) Minimum plot depth: 7.00 m
c) Minimum diameter of the inscribed circle: 4.00 m
d) Minimum area: 40.00 m².
In all cases, plots that do not meet the above conditions can be built if adjacent plots are built.

Maximum height: 13 meters. Ground floor + 3 upper floors. Maximum occupancy: 40%.
Type a) Use linked to the relationship of 1 housing unit or family cell per plot, therefore subject to a vertical property regime. Within this characteristic, and due to its relationship with adjacent plots, three modalities are distinguished:
V-1 (Detached) Building that is separated from public and private boundaries by a minimum set by the specific ordinances of the area.
V-2 (Terraced) Building that, by being attached to private boundaries, must necessarily be set back from public boundaries by a minimum set by the specific ordinances of each area. A maximum approximate length is established between 40 and 50 meters (7/8 modules x 6 m/module).

Type b) Use linked to the relationship of "n" housing units or family cells per plot (naturally different from 1) subject to a regime either of property regulated by the Horizontal Property Law (or of co-ownership, in case there is no horizontal property), or of rental use if the property does not correspond to the previous two types. Within these characteristics, based on the spatial relationship among the different family cells, four modalities are further distinguished, the first two being detached and the second two being terraced.
V-6 (Between party walls) Building consisting of several family cells attached to private boundaries, whose facade line is consistent with the official alignments of the street to which it faces.
V-7 (Mediterranean village) Building that groups several attached and/or stacked family cells in a compact body, forming less rigid shapes than types V4 and V6, which may or may not be aligned with public boundaries but must generally, unless expressly stated otherwise, be set back from private boundaries.

Features:

Views	Setting
Sea	Close To Golf
Mountain	Close To Town