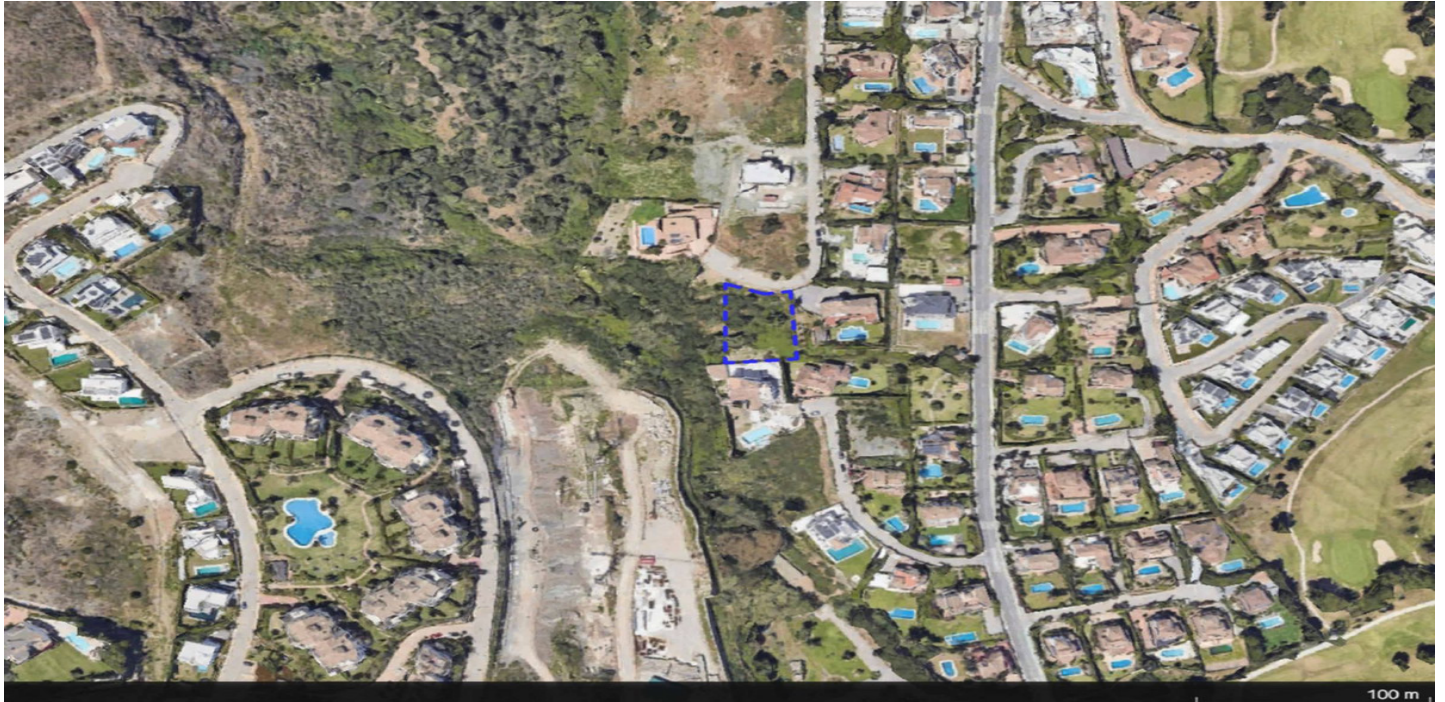
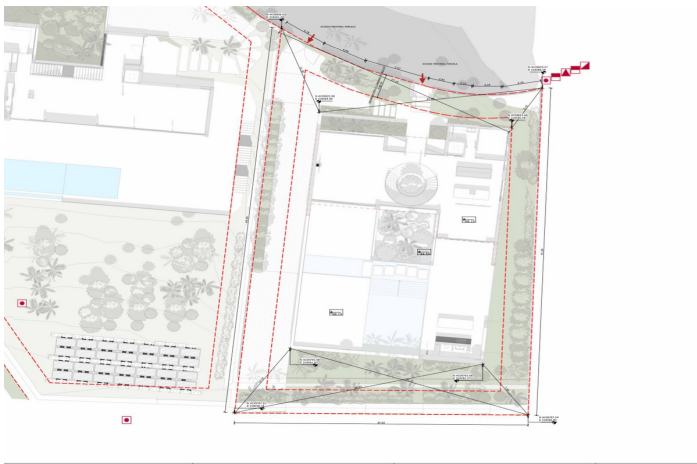




## Residential Plot for sale in El Paraiso, Estepona

750,000 €

Reference: R5516164 Plot Size: 1,291m<sup>2</sup> Build Size: 573m<sup>2</sup>





## Costa del Sol, El Paraiso

**\*\*South-Facing Plot with Building Licence in El Paraíso, Benahavís\*\***

A **\*\*1,291 m<sup>2</sup>** south-facing residential plot with a granted building licence and a project for a detached villa with a private pool**\*\***, located on Calle Endrinas in El Paraíso, Benahavís.

An opportunity to develop a spacious home designed by Huete Arquitectos. The proposed villa features **\*\*420.68 m<sup>2</sup>** of enclosed built area across the ground and first floors**\*\***, plus a **\*\*480.40 m<sup>2</sup>** basement**\*\***, terraces and a swimming pool.

The layout includes **\*\*three bedrooms, each with its own bathroom and dressing room\*\***, a generous living room of approximately 60 m<sup>2</sup>, a separate dining room, kitchen, office and guest toilet. A staircase and lift connect the floors, while the basement provides a garage, storage and service areas.

Outside, spacious covered and open terraces and a **\*\*private pool with approximately 86 m<sup>2</sup> of water surface\*\*** provide a variety of spaces for outdoor living.

The plot is classified as **\*\*consolidated urban land for detached residential use\*\***. According to the supplied documentation, it allows up to **\*\*645.50 m<sup>2</sup>** of floor area counted towards the planning allowance above ground**\*\***, plus a basement subject to the applicable planning requirements. The current project uses 573.66 m<sup>2</sup> of this allowance, including terraces that count towards it.

An ideal opportunity for buyers looking to build a detached villa with a south-facing aspect, an architectural project already prepared and a granted building licence.

**\*\*Contact us to receive the plans, request further information or arrange a visit to the plot.\*\***



Features:

Orientation  
South

Views  
Sea  
Port

Setting  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools

Condition  
Excellent

Pool  
Private