Sales - Plot - Benahavís

1.399.000€











Ref.-ID: R5494342 **Benahavís** **Plot**

4570 m2

A rare opportunity to acquire one of the few predominantly flat plots within the exclusive gated community of Monte Mayor, Benahavís. This plot is South west facing with panoramic sea views The plot measures 4,570m² and has a buildability allowance of 12.2%, permitting approximately 557 m² above ground, subject to planning approval. The current owner has an existing villa design comprising approximately 1,300 m² in total, including the basement. The original building licence has expired but may be capable of reactivation, subject to confirmation. Alternatively, a purchaser can create a new design and submit a fresh application. The flat terrain offers valuable advantages, including easier construction, more usable outdoor space and potentially reduced excavation and retaining-wall costs. The neighbouring plot measuring approximately 3,127 m², is also available from the same owner. Both plots could be purchased together, creating a combined landholding of approximately 7,697 m² and an excellent opportunity for an investor or developer. Monte Mayor offers 24-hour security, privacy and beautiful mountain, valley and sea views, while being only 8–10 minutes from the coast and within easy reach of Benahavís, Marbella, Estepona, golf courses, beaches and international schools.

Setting
- ✔ Suburban
- ✔ Country
- ✔ Village
- ✔ Mountain Pueblo
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ South West Orientation

Pool
- ✔ Room For Pool

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Category
- ✔ Investment
- ✔ Luxury
- ✔ Off Plan