



Detached Villa in Benalmadena

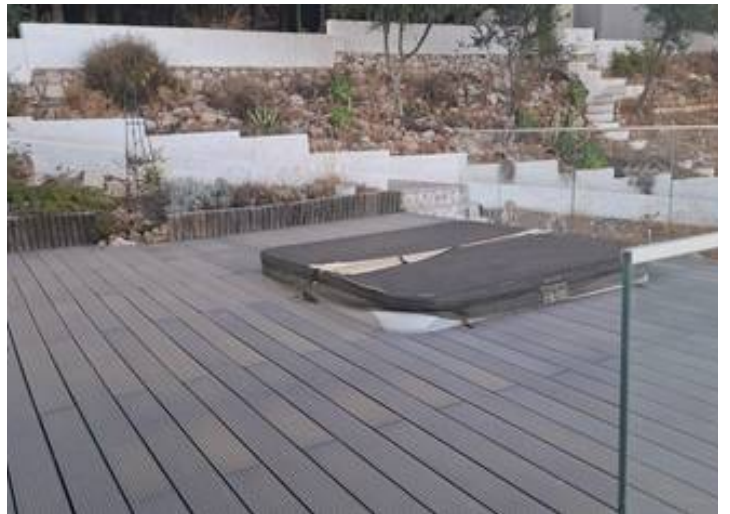
1.250.000 €

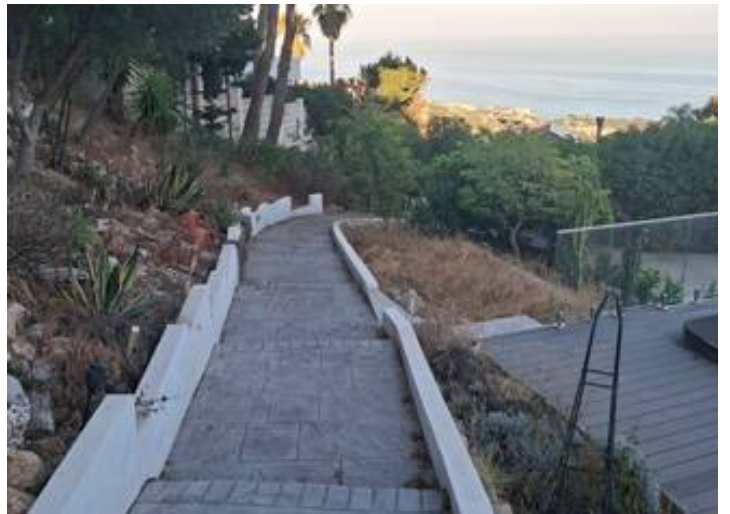
🛏 3 🚿 2 📏 163m² 🏠 1.342m² 🌳 75m²



Description

Investor Opportunity – Prime Plot with Villa for Redevelopment in Benalmádena. This detached 3-bedroom, 2-bathroom villa offers a total built area of 238m² and sits on a generous 1,342m² plot in a highly sought-after location. Just a 5-minute drive from the marina, beach, shops, and all the vibrant amenities of Benalmádena, the property presents an ideal demolition and redevelopment opportunity for investors or developers looking to build a brand-new luxury villa. It includes private parking and is positioned in a peaceful residential area with easy access to the main coastal road and nearby attractions. Its spacious plot size and prime location near the port make it a rare find with excellent potential for a high-end contemporary project. A fantastic investment in one of Benalmádena's most desirable zones.

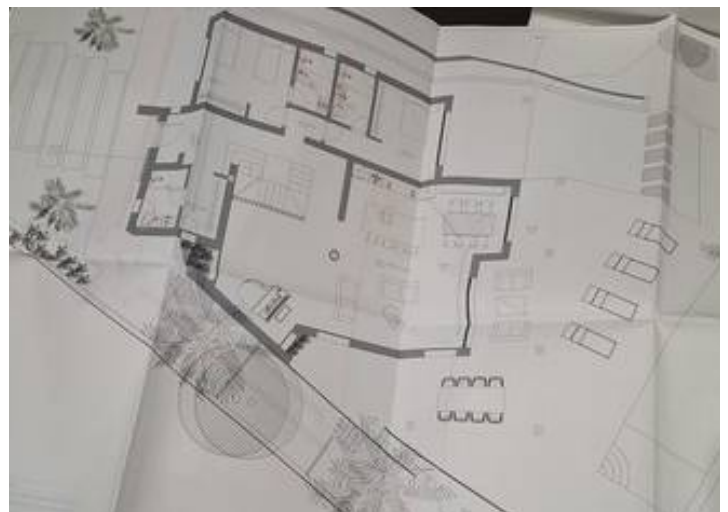
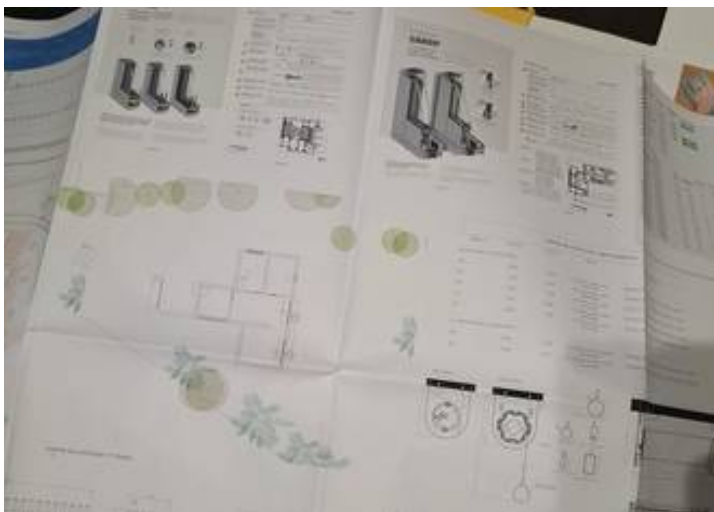
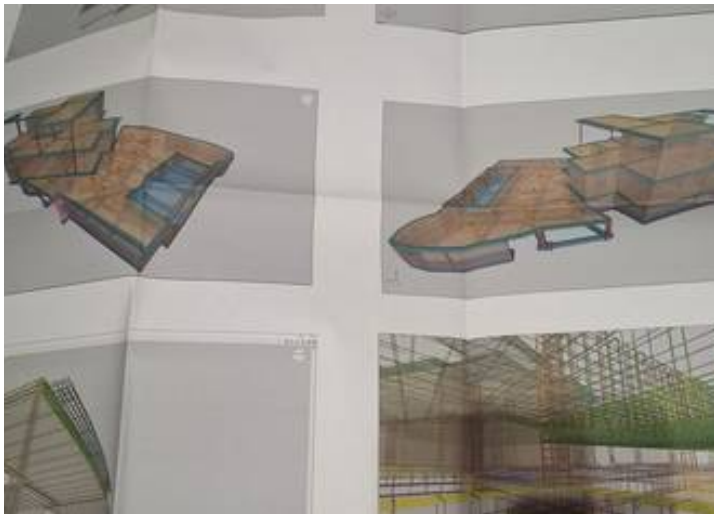


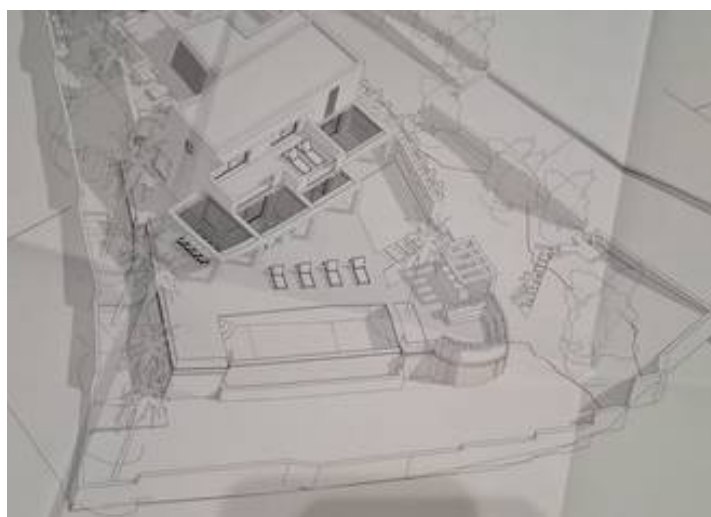












Para desarrollar el apartado de análisis y justificación del cumplimiento de los parámetros urbanísticos se incluye en el apartado correspondiente la ficha de declaración responsable sobre circunstancias urbanísticas.

Se resume a continuación los parámetros básicos principales:

ORDENANZAS PARTICULARES DE EDIFICACIÓN	
REGLAMENTO DE ORDENACIÓN PRECISO	POOU Bernabé
ORDENANZA DE APLICACIÓN	U-1
CONCEPTO	NORMA URBANÍSTICA
TIPOLOGÍA EDIFICATORIA	Vivienda aislada
PARCELA MÁXIMA	600.00 m ²
NÚMERO MÁXIMO DE VIVIENDAS (por parcela)	1
NÚMERO MÁXIMO DE PLANTAS	PG + 1
ALTURA MÁXIMA (metros)	7.000
SEPARACIÓN A LINDEROS (Público (metros)	3.000
SEPARACIÓN A LINDEROS (Privado (metros)	3.000
EDIFICABILIDAD NETA: 0.20	268.40 m ²
Ocupación: Planta total	336.50 m ²