



## Description

3494-V Unique Opportunity: Developable Land with a Single-family House Project and a Building Permit granted and paid. You can start building immediately. Geotechnical study, Basic Project and Execution Project, visas, municipal taxes.

Plot with the best orientation, southeast, the main facade faces a beautiful park and the rear facade has clear views.

We present you an excellent investment opportunity in a privileged environment. This developable land has a project for a semi-detached house with a contemporary design.

Main features:

- Strategic location: Located at Alhaurín de la Torre, you will enjoy the tranquility of an expanding area, but with the convenience of being close to everything. Just 10 minutes from the airport and 15 minutes from the center of Malaga, you will have quick access to essential services, shops and main communication routes. Ideal for both living and investing.
- Project included: Semi-detached house with 3 bedrooms, 2 dressing rooms, 3...



# ESTUDIO PREVIO VIVIENDA UNIFAMILIAR AISLADA

parcela 350,72 m2  
altura edificable B+1 (7m)  
edificabilidad máx 280,58 m2t

## CUADRO DE SUPERFICIES Y EDIFICABILIDAD

planta	útiles	construida cerrada	porches y terrazas	total construido	edificabilidad consumida
SÓTANO	98,86	114,83	21,19	136,02	58,11
BAJA	104,99	121,28	16,10	137,38	121,28
PRIMERA	54,47	66,29	49,47	66,29	66,29
	258,32	302,40	86,76	339,69	245,68

edificabilidad restante 34,90 m2t

